SOUTHPORT U.
LONDON OFFIC

X SYSTEMS LTD

APPLICATION NO:
F/2000/0598

LOCATION:
1. **Newlands Old Wokingham Road, Wokingham.**

APPLICANT:
Mr P Thomas C/O Robin Bradbeer Ltd

PROPOSAL:
3 **Proposed change of use of existing buildings from B1(c) B8 use to B1(c), B2, B8 use and use of part of authorised lorry/car park for storage of cars (Retrospective)**

EARLIEST DATE FOR DECISION: ***18/03/2000***

APPLICATION EXPIRY DATE: ***11/04/2000***

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr P Thomas
C/O Robin Bradbeer Ltd
20 Lansdown Parade
CHELTENHAM
Gloucs.
GL50 2LH

Application Number: F/2000/0598

Parish: **WOKINGHAM WITHOUT**

Location: **Newlands, Old Wokingham Road, Wokingham**

Proposal: **Proposed change of use of existing buildings from B1(c) B8 use to B1(c), B2, B8 use and use of part of authorised lorry/car park for storage of cars (Retrospective)**

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 car storage compound would have a detrimental effect on the character and appearance of this predominantly rural area in a gap between settlements. The proposal is therefore contrary to Berkshire Structure Plan Policies C2 and C6, South East Area Local Plan Policies STV2 and SC1 and to Wokingham District Local Plan (Deposit Draft) Policies WOS2, WCC1 and WCC2.

Head of Planning and Transportation
Date: 05 April 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.

WORK SHEET FOR : Angela Odell

Application Number : F/2000/0598

Applicant : Mr P Thomas C/O Robin Bradbeer Ltd.

Location : Newlands, Old Wokingham Road, , Wokingham.
Proposal : Proposed change of use of existing buildings from B1(c) B8 use to B1(c), B2, B8 use and use of part of authorised lorry/car park for storage of cars (Retrospective)

Site Notice Displayed ? :

YES	NO	DATE
✓		2.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 2.3.00

Date Registered : 15/02/2000

Earliest Date for Decision : 18/03/2000

Latest Consultation Date/Site Notice Expiry Date : 18/03/2000

Application Expiry Date: 11/04/2000

Consultation Responses : Work w/o p-c: object strongly to industrialisation of the site in a rural area which would be very detrimental to the area.

- Env. Health officer, No obj. subj to condition
- HW officer: No obj. subj. to condition.
- Bracknell DC: Expressed concern - site in gap. Consider proposed type of use unsuitable + compound visually intrusive + out of character
- letter of concern: Lorry traffic at site has grown. concerned potentially dangerous.
- landscape officer: recs landscaping scheme + management plan

Planning Issues :

Application Number: F/2000/0598

Appraisal :

History App No. 97/66287/F granted 8.7.99 for d/v of bldg to B1 & B8. Site layout plan shows 8 parking spaces on N. side of bldg & 1.8m on N. side boundary, i.e. 22 altogether. Condition No. 4 prevents outside storage of materials or equipment & area to be kept available for parking/turning.

Current proposal to include B2 use and use part of yard as a car storage compound. Proposed compound length of bldg (c. 3.5m) x depth 8 m.

1. Effect on character & appearance of countryside.
Site in Countryside Zone – policies C2 & E6, STV2 & SC1, WOS2, WCC1 & WCC2 apply. Open storage compound: Consider open storage compound of cars contrary to above policies and land is open at rear (although planning proposed along this boundary). Consider proposal would have an unacceptable effect on the character & appearance of the area contrary to these policies. Whilst agent explained compound needed for 21 day obligation period for storage of abandoned cars, do not consider this outweighs the objection. Re B2 use: consider no objection in principle under countryside policies.

2. Effect on neighbours: Subject to cond. rec. by EHO, consider effect not a reason for refusal.

N.B. Agent's letter of 22/7 comments by Brocklehurst. Although these comments noted, not decisive in making the recommendation.

- Although parking area shown on north side of bldg under 97/66287/F, spaces not to scale & therefore storage compound would be considerably larger than these 8 spaces.

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

Application Number F/2000/0598
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposed car storage compound would have a detrimental effect on the character and appearance of this predominantly rural area in the gap between settlements. The proposal is therefore contrary to BSP Policies C2 + C6, SEALP Policies STV2 + SC1 and to WDLP(PD) Policies WOS2, WCE1 + WCC2

RECORD OF SITE VISIT

SITE ADDRESS: Newlands Old Wokingham Road Wokingham.

APPLICATION NUMBER: F/2000/0598

OFFICER: Angela Odell

DATE OF SITE VISIT: 2.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 2.3.00

2. DESCRIPTION OF SURROUNDINGS Sporadic dent. in rural area.

3. DESCRIPTION OF SITE/BUILDING Existing ex-family. in commercial use. Existing fenced compound on north side of it. + vehicles parked around site.

4. RELATIONSHIP TO ADJOINING PROPERTIES Nearest res. property Newlands Farm Cov. & Pinecroft opposite & diagonally (in Bracknell)

5. SITE CONSTRAINTS

TREES At front of site.

ACCESS/PARKING see above.

LEVELS Flat

BOUNDARY TREATMENT

OTHERS

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr P Thomas
C/O Robin Bradbeer Ltd
20 Lansdown Parade
Cheltenham
Gloucs
GL50 2LH

Application Number: F/2000/0598

Parish: **WOKINGHAM WITHOUT**

Location: **Newlands, Old Wokingham Road, Wokingham.**

Proposal: **Proposed change of use of existing buildings from B1(c) B8 use to B1(c), B2, B8 use and use of part of authorised lorry/car park for storage of cars (Retrospective)**

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 car storage compond would have a detrimental effect on the character and appearance of this predominantley rural area in a gap between settlements. The prposal is therefore contrary to Berkshire Structure Plan Policies C2 and C6, South East Area Local Plan Policies STV2 and SC1 and to Wokingham District Local Plan (Deposit Draft) Policies WOS2, WCC1 and WCC2.

Head of Planning and Transportation
Date: 04 April 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.

Applicationo	Name & Address
F/2000/0598	J Lang Pinecroft Old Wokingham road Wokingham Berks RG40 3BT
App refused, letter sent 06/04/00	

JDS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
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S	
08 MAR 2000	
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	FILE:

Pinecroft
OLD Wokingham RD
Wokingham
BERKS
Rg 40 3BT
6. 3 00.

Your Ref.
angela odell
F/ 2000/0598.

Newland Farm.
Proposed of use from B1/(c) B8 to
B1(c) B2-B8.

Dear Sirs' or Madam.

I am writing to the concern of the above farm.

(1) Constant Lorrys with Broken Down old car 2/3 car to one Lorry. Coming out of a Small Driveway across a very Buisy narrow Road going across the Road to get out of Drive way.

(2). This is not a car storage Park

This is a car Brackage yard and Brack Down pick up yard.

(3) In the last 12 months it has grown from a few car and van to a Row of uchels. of all Sizes, ~~as~~

(4) As shown on the site Proposed. there are ~~[illegible]~~ few 9 Tree's To Brack of the Site which is known turning into 9 Brackers yard.

(5) Our more consern is that one Day there is going to be an accendent - out. Side our House as there have Been a few on the corner Just Pass there entrance.

Hope you will Look into this matter.

Your faithfully Jelanee

Tel: (0118) 974 6445

Date: 31. 3. 00

My ref: F/2000/0598

PLANNING SERVICES | MPT
PDL | TLS
DC ✓ AO | ENF
APP

CONFIDENTIAL

03 [illegible] 2000

COPIES TO: | ACK: | FILE:

WOKINGHAM DISTRICT COUNCIL

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

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Dear Councillor

Application Number: F/2000/0598
Newlands , Old Wokingham Road, , Wokingham.
Proposed change of use of existing buildings from B1(c) B8 use to B1(c), B2, B8 use and use of part of authorised lorry/car park for storage of cars (Retrospective)

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. 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 10. 3. 00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/0598**
Newlands , Old Wokingham Road, , Wokingham.
Proposed change of use of existing buildings from B1(c) B8 use to B1(c), B2, B8 use and use of part of authorised lorry/car park for storage of cars (Retrospective)

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 31.3.00

Councillor A Ross

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 6445

Date: 31.3.00

My ref: F/2000/0598

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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
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Dear Councillor

Application Number: F/2000/0598
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I write to let you know that the above mentioned application has been recommended for

~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. 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 10.3.00

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/0598**
Newlands , Old Wokingham Road, , Wokingham.
Proposed change of use of existing buildings from B1(c) B8 use to B1(c), B2, B8 use and use of part of authorised lorry/car park for storage of cars (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

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 6445

Date: 31.3.00

My ref: F/2000/0598

CONFIDENTIAL

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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/2000/0598
Newlands, Old Wokingham Road, , Wokingham.
Proposed change of use of existing buildings from B1(c) B8 use to B1(c), B2, B8 use and use of part of authorised lorry/car park for storage of cars (Retrospective).

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL~~ ☐ REFUSAL: ☑ *under delegated powers.*

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Wood

Head of Planning and Transportation

Tel: (0118) 974 6445

Date: 31.3.00

My ref: F/2000/0598

CONFIDENTIAL

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

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/2000/0598
Newlands, Old Wokingham Road, , Wokingham.
Proposed change of use of existing buildings from B1(c) B8 use to B1(c), B2, B8 use and use of part of authorised lorry/car park for storage of cars (Retrospective).

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 23 February 2000

Application Number: F/2000/0598

Proposal: Proposed change of use of existing buildings from B1(c) B8 use to B1(c), B2, B8 use and use of part of authorised lorry/car park for storage of cars (Retrospective).

Site Address:
Newlands , Old Wokingham Road, , Wokingham.

Applicant:
Mr P Thomas C/O Robin Bradbeer Ltd.

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).

SC 24 - PARKING, LOADING & OFF LOADING (SR 06)

SC 28 - TURNING (SR 13)

VEHICLES DELIVERED TO THE SITE SHALL BE TRANSPORTED BY VEHICLES NOT EXCEEDING AT MAXIMUM LOADING CAPACITY OF 1 CAR OR 1 LGV (LIGHT GOODS VEHICLE). (SR14)

Signed: N.S.Trotter **Print name:** N TROTTER

28-3-00

TO: DEVELOPMENT CONTROL
Angela Odell

FROM: Environmental Design

DATE: 14th March 2000

Location:	Newlands, Old Wokingham Road, Wokingham
Proposal:	PROPOSED CHANGE OF USE OF EXISTING BUILDING FROM B1(c) B8 USE TO B1 (c), B2, B8 USE AND USE OF PART OF AUTHORISED LORRY/CAR PARK FOR STORAGE OF CARS (RETROSPECTIVE)
Application Number:	F/2000/0598

In response to your consultation dated 23rd February 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle.

The site plan and location plan (drawing 330//00/01) proposes the change in use of the existing industrial building and proposed car storage compound which would have a limited impact within the Green Gap/Wedge Designation. However, a large number of cars are being stored elsewhere on site - is this permitted?, which create significant visual impact and intrusion within the above designation.

I am concerned that damage is being caused to the areas of adjacent woodland from tipping and encroachment from car parking and general misuse. I also noted that a water course along the northern boundary was severely polluted as a result of run off from car parking areas. The site plan indicates approved landscaping to the south of a access road which is not in place and proposed additional landscaping.

A detailed landscape scheme will need to be submitted by the applicant showing additional planting around the entire site boundary to restrict views into the site. Protective fencing details should also be submitted to protect the new planting from damage by car parking.

All new planting should be identified on a separately on the plan giving details of full species name, location of each species, size of plants at time of planting and planting densities.

The applicant should also submit details indicating how water run of from the proposed car storage compound will be dealt with including silt traps and oil interceptors.

A landscape management plan and five year maintenance schedule should be submitted by the applicant detailing management aims, objectives and prescriptions for the new areas of planting.

ROBERT PETROW
Consultant Landscape Architect

BY HAND

Robin Bradbeer Limited

Planning & Development Consultancy

27508

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH
Telephone
01242 577151
Fax
01242 527151
E-Mail
planning@bradbeer.co.uk

23 MAR

COPIES TO:

ACK

FILE:

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

My Ref. RWB/330
Your Ref. F/2000/0598
22 March 2000

For the attention of Mrs A Odell
Development Control

Dear Mrs Odell

SITE : NEWLANDS FARM OLD WOKINGHAM ROAD WOKINGHAM
PROPOSAL : CHANGE OF USE OF EXISTING BUILDING FROM B1(c), B8, USE TO B1(c), B2, B8 USE AND USE OF PART OF AUTHORISED LORRY/CAR PARK FOR STORAGE OF CARS (RETROSPECTIVE)

I refer to your fax dated 15 March enclosing the consultation memo from the Council's Consultant Landscape Architect. We had previously discussed the letter from Bracknell Forest Borough Council dated 6 March. I take this opportunity of responding to points raised in this correspondence and also to the letter from the owner of Pinecroft, Old Wokingham Road dated 6 March.

1. Letter from the owner of Pinecroft, old Wokingham Road.

(i) The assertion of "constant lorries" (sic) is firmly refuted. The statutory provision which requires storage of impounded vehicles for a minimum period of 21 days sets an obvious limit to traffic generation levels relating to the use. When vehicles are ready to be removed from the site to be scrapped they are taken using a 3 vehicle transporter. This is both more efficient and involves fewer vehicle movements by comparison with transporting the vehicles individually. It is to be noted that the existing lawful industrial uses have a traffic generation impact involving both cars and lorries.

(ii) For your information the site was used earlier in the year as a temporary operating base for a firm of contractor's undertaking works in the locality on behalf of the Highway

Authority. Those contractors left the site about 3 weeks ago. During that period contractor's vehicles would have added to traffic associated with the site. The owners of Pinecroft may not have been aware of this situation.

(iii) The assertion that a breakers yard use is being operated is firmly refuted.

2. Memo from the Council's Consultant Landscape Architect

(i) It is noted that no objection to the proposal is raised in principle.

(ii) The writer is possibly not aware of the extent of the car parking area permitted under 97/66287/F.

(iii) The adjacent areas of woodland (to the north) are outside the applicant's ownership.

(iv) The applicant firmly refutes the suggestion that run-off from his (permitted) car park is causing pollution of the adjacent watercourse. In any event is this a subject upon which your Consultant Landscape Architect is qualified to comment?

(v) The landscaping plan in relation to 97/66287/F was approved in November 1999. Completion of implementation of the approved scheme is in hand.

(vi) Details of proposed additional landscaping can appropriately be dealt with by a planning condition.

(vii) A landscape management plan would seem to be an over zealous requirement in the context of the proposal. No such requirement was imposed on 97/66287/F.

3. Letter from Bracknell Forest Borough Council

(i) I am not sure why it was decided to consult the adjoining authority in relation to this small scale delegated matter. The perversity of this action is compounded by the fact that it was not deemed necessary to consult them in relation to

the more significant initial change of use proposal on this site. The proposal is not of a scale or type which can possibly prejudice the manner in which Bracknell operates it own planning policies.

(ii) The site specifics of are such that the proposal will not harm or detract from the open countryside appearance and character of the area. Furthermore, the additional landscaping proposals will beneficially contain the existing authorised development on the site. It is to be noted that the "green gap" policy notation did not stand in the way of Bracknell's decision to earmark Peacock Farm for 1250 new dwellings upon green field land!

(iii) Bracknell's views about B2 uses in the countryside are for them to apply within their own administrative territory. I would point out that those views appear to be at odds with PPG7 advice and the practice of most other authorities, including Wokingham. For example, in considering the proposals at Mileswood Farm which included B2 use (97/66427/F) the Planning Officer's Report noted that they complied with national and local plan policies.

(iv) The assertion that a 2.4m high wire fence will be visually intrusive would appear to have been made without the benefit of site inspection. The site specifics are such that this conclusion could not possibly have been reached after assessing the site and its context. It is to be noted that this fence is only 0.4m higher than the level "permitted" under the GPDO Schedule 2 Part 2.

If you wish to discuss any of these points please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER

FROM: Angela Odell

DATE: 23 February 2000

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/0598

Proposal: Proposed change of use of existing buildings from B1(c) B8 use to B1(c), B2, B8 use and use of part of authorised lorry/car park for storage of cars (Retrospective).

RECEIVED
25 FEB 2000
W. W. P. C.

Site Address: Newlands , Old Wokingham Road, , Wokingham.

Applicant: Mr P Thomas C/O Robin Bradbeer Ltd.

Your observations are required in respect of this application **by 18/03/2000** .

Parish Council objected strongly to industrialisation of the site in a rural area which would be very detrimental to the area.

PLANNING SERVICES	
DL	
DC	LS
APP	ENF
CS	
15 MAR 2000	
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SIGNED: [signature]

DATE: 14-3-2000

CLERK TO

Planning & Transportation

2678J

Director of Planning & Transportation : George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer : Mike Holmes BSc (Econ) DipTP MRTPI

This matter is being dealt with by:
Julia Bird (Direct Line 351136)

My ref: JB/DC/6/3
Your ref: F/2000/0598

Date: 6 March 2000

Mr C. Wood
Head of Planning and Transportation
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

FAO: Angela Odell

BRACKNELL FOREST BOROUGH COUNCIL

Time Square
Market Street
Bracknell
Berkshire
RG12 1JD
☎ 01344 424642
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
www.bracknell-forest.gov.uk

Dear Ms Odell

Town and Country Planning Act 1990
Planning application number F/2000/0598
Site: Newlands Farm, Old Wokingham Road, Wokingham
Proposed change of use of existing buildings from B1(c) B8 use to B1(c), B2, B8 Use and use of part of authorised lorry/car park for storage of cars (Retrospective).

Thank you for inviting this Authority to comment on the above planning application by letter dated 23 February, received on 28 February 2000. I have the following comments to make:

- As you are aware this site is situated within a "gap" between Wokingham and Bracknell. This gap is referred to as "Significant land between Settlements" in the Deposit Draft Bracknell Forest Borough Local Plan and "land important to the separation of settlements" in the Wokingham District Plan. As such there are restrictive policies apply to the use of this land.

- This Authority wishes to express concern about the above application as it considers that B2 uses are generally not considered to be acceptable in areas of countryside and gap due to their impact on the rural character of the area by virtue of noise and general disturbance. In addition, although the proposed storage compound does not extend beyond the area which is authorised for lorry/car parking, the erection of a 2.4 metre high wire fence will be visually intrusive and out of character with a rural area.

I would therefore ask that Wokingham District Council fully takes into account the above comments in determining this application. If you wish to discuss this matter further, please contact Julia Bird on direct line (01344) 351136.

Yours sincerely

E.A. King

Borough Planning Officer

27356

AO

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

COPIES TO:

AO:

FILE:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning Department

Date: 16/03/2000

NEWLANDS FARM, OLD WOKINGHAM ROAD, WOKINGHAM WITHOUT.

Having considered the environmental health implications of the above application, I have no objection but would recommend the following condition should planning peermission be granted:

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not, at any time, increase the ambient equivalent continuous noise level as measured according to British Standard BS4142:1990 at any adjoining or nearby residential property.

J Mullaney

John Mullaney
Environmental Health Officer

Robin Bradbeer Limited

Planning & Development Consultancy

PLANNING SERVICES | APT 26184
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DC | ENF
APP |
CS |
22 FEB 2000
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FILE:

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

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

Ref. No. RWB/330
19 February 2000

For the attention of Mrs A Odell
Development Control

Dear Mrs Odell

SITE : NEWLANDS FARM OLD WOKINGHAM ROAD WOKINGHAM
PROPOSAL : CHANGE OF USE OF EXISTING BUILDING FROM B1(c), B8, USE TO B1(c), B2, B8 USE AND USE OF PART OF AUTHORISED LORRY/CAR PARK FOR STORAGE OF CARS (RETROSPECTIVE)

Further to our telephone conversation on 18 February I confirm that the answer given at question 13 on the application form was incorrect and should read "no". No existing trees are to be felled. Additional planting is proposed.

Yours sincerely

ROBIN BRADBEER

330nf.7.

Received by Wokingham District Council

Application No: F/2000/0598

Proposal:
Proposed change of use of existing buildings from B1(c) B8 use to B1(c), B2, B8 use and use of part of authorised lorry/car park for storage of cars (Retrospective)

Location:
Newlands , Old Wokingham Road, , Wokingham.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/03/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

Rec'd 9:45AM 15/2/00

Robin Bradbeer Limited

Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

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

Ref. No. RWB/330
14 February 2000

For the attention of Mrs A Odell
Development Control

15.FEB.2000* 0598

Dear Mrs Odell

SITE : NEWLANDS FARM OLD WOKINGHAM ROAD WOKINGHAM
PROPOSAL : CHANGE OF USE OF EXISTING BUILDING FROM B1(c), B8, USE TO B1(c), B2, B8 USE AND USE OF PART OF AUTHORISED LORRY/CAR PARK FOR STORAGE OF CARS (RETROSPECTIVE)

I attach a completed planning application for the uses shown above which comprises the following documentation:

- Six copies of the completed Part 1 and Part 2 application form.
- The completed Ownership Certificate and Agricultural Holdings Certificate.
- Six copies of drawing no. 330/00/01.
- Press article dated 29/01/00 highlighting the public amenity problems caused by abandoned cars.
- Cheque no. 103339 in the sum of £190 in payment of the statutory planning application fee.

The site has authorised use for storage and light industrial purpose (B1(c), B8) served by a lorry/car park, lorry turning area and access road as permitted by 97/66287/F.

This retrospective application has been made as a consequence of the

Registered in England Number: 3372202

breach of planning control referred to by the Senior Planing Enforcement Officer in the letter dated 14/12/99. The applicant thereafter attended a meeting with both Mr Wratten and Mrs Polnik (as Duty Officer) on 07/01/00 when he agreed to submit this application.

The application addresses the two issues raised by Mr Wratten:

1) the alleged B2 use of some of the units.

2) the use of part of the authorised lorry/car park for storage of motor cars.

The proposed broadening of the employment uses upon these authorised small business premises is in accordance with both the development plan and with national planning guidance with particular reference to the following:

- Berkshire Structure Plan : Policies BU1, BU2
- South East Area Local Plan : Policy SC21
- Wokingham District Local Plan Deposit Draft : Policies WRE2, WRE4
- Planning Policy Guidance Note 7

It is evident that the reason why B2 use was not included on permission 97/66287/F was due simply to its omission from the description of the development applied for and not due to any planning objection to such use. It is material to note that permission 97/66427/F approved industrial uses of redundant buildings, including B2 use and open storage within a defined compound area, upon the adjoining site at Mileswood Farm.

The open storage of cars is undertaken by CJB Contractors who also occupy one of the workshop units. CJB Contractors undertake a variety of public service contract work for local authorities. The requirement for the car storage area derives from the firm's contract with Bracknell Forest Borough Council to clear abandoned cars from the streets. Authorities have a duty under the 1978 Refuse Disposal Act to clear any

such vehicle but obliges them to impound the vehicle for a period of 21 days whilst attempts are made to trace the owner. If the owner cannot be traced the authority may proceed to have the vehicle scrapped. The nationwide scale of the public amenity problem caused by dumped cars on the roads is highlighted in the attached press article.

It is the job of CJB Contractors to collect abandoned cars when instructed, to store them on site for the statutory 21 day period following which, upon the Council's instruction, they are taken to a designated vehicle scrapyard. The storage is passive and no vehicle breaking takes place on site. The stored vehicles are not owned by CJB Contractors.

The storage area has presently spread within the authorised lorry/parking area. It is proposed to contain the storage area with a fenced compound in a discrete position adjacent to the industrial building. Ample room will remain for operational lorry/car parking. Whereas the permitted lorry/car park is not required to be screened along the west boundary it is proposed to undertake additional planting
in this position to beneficially contain the site on that side.

If you wish to discuss any aspect of this proposal please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER

Enc.

15.FEB.2000* 0598

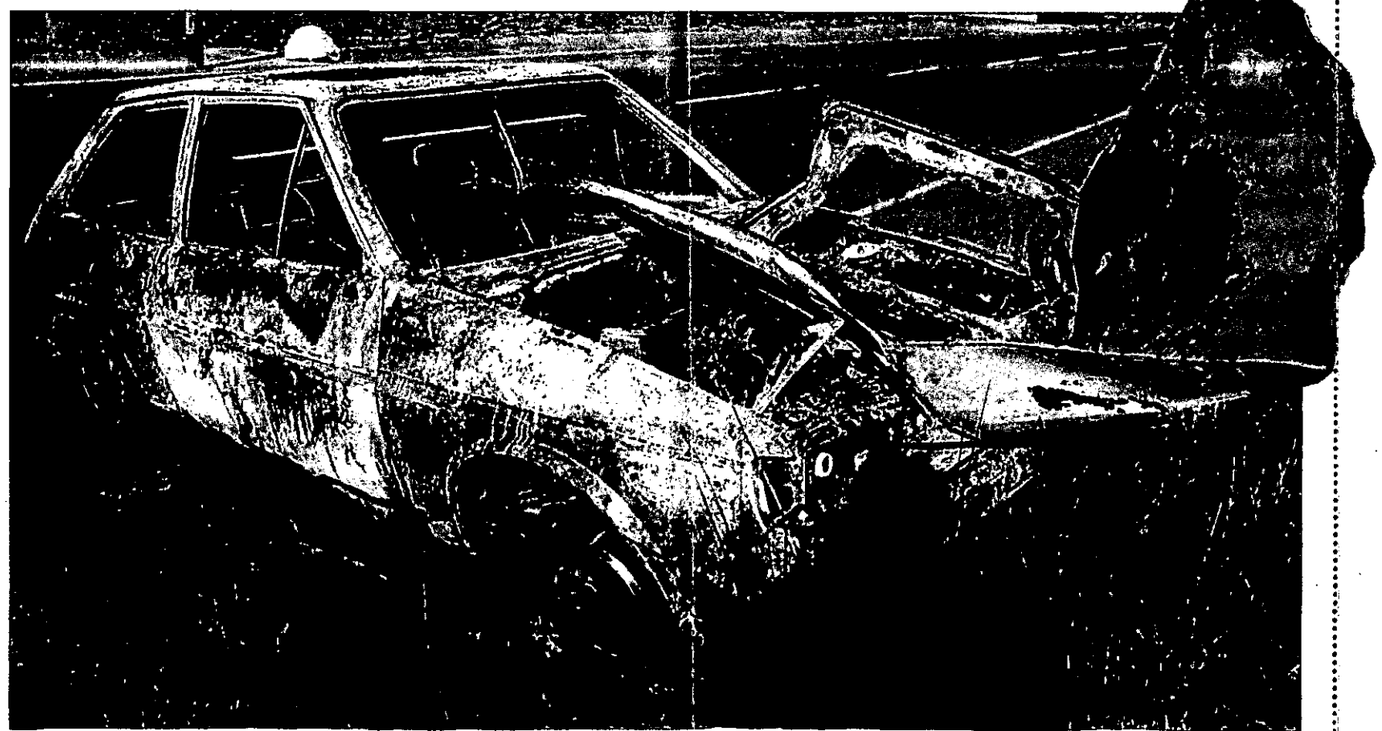
SCRAP VALUE

15.FEB.2000* 0598



The Daily Telegraph Saturday January 29 2000

Seen any abandoned cars in your area lately? Police estimate that more than 100,000 vehicles are dumped on British roads every year – and the problem is getting worse. Julian Rendell investigates



RURAL and urban Britain is sinking under a growing weight of abandoned cars, the number of which might be five times higher than officially estimated. A collapse in the price of scrap metal is to blame and the responsible agencies — the police and local authorities — are struggling to cope.

To make matters worse, police say a loophole in the vehicle registration system is helping many illegal dumpers get away scot-free. "Abandoned vehicles are a huge national problem," says John Bennett, the secretary of the Association of Chief Police Officers' (ACPO) vehicle recovery group.

Six weeks ago, the traffic committee of ACPO met to discuss the problem. "Nearly every one of the 43 police authorities in England and Wales was saying the same thing, that the problem is getting worse," says Mr Bennett. ACPO is so concerned about the soaring number of abandoned cars that it is urgently seeking to set up a joint body with representatives of local authorities to tackle the problem.

Responsibility for moving abandoned vehicles is shared between police and local authorities. Police have powers to move vehicles that pose an immediate danger to road users, while local authorities have a statutory duty under the 1978 Refuse Disposal Act to clear any remaining wrecks.

Richard Stock, the assistant boss of cleansing at the London Borough of Bexley, also the base for the Association of London Cleansing, agrees with Mr Bennett that the problem is getting worse. "We're getting more cars and they're hanging around longer," he says.

Mr Stock estimates that last year the London Borough of Bexley alone had reports of 3,000 abandoned cars — a 50 per cent increase on the previous year. Of that number, about 400 had to be removed and scrapped — also a rise of 50 per cent. "And our problem isn't as acute as some London boroughs," he says.

Even the National Trust has been hit. "All too sadly we're affected by people dumping cars and we're not too happy about it," says Jason Tanner, an NT spokesman. "It causes tremendous cost to the charity and diverts money away from what we're meant to be spending it on."

Unfortunately, getting a national scale of the problem is not easy, because figures gathered by the police and local authorities differ hugely from those available from the DVLA or government. Shockingly, Lord Whitty, the Transport Secretary, had to admit in a written answer to a question by Lord Hardy of Wath on December 15 that the Government doesn't collect official figures of the numbers of cars abandoned without a known owner. Neither the police nor the DVLA hold this information, he said.

However, figures pieced together by *The Daily Telegraph* appear to show that those held by the DVLA — only reports of abandoned vehicles — seriously underestimate the extent of the problem by up to one-fifth. DVLA figures report 19,529 abandoned vehicles in 1998/99, an increase of 37 per cent on 1997/98 and the third consecutive yearly rise.

Estimates from ACPO, however, suggest the number is closer to a shocking 110,000 per year, of which about 50 per cent or 55,000 have to be scrapped, either because the owners can't be contacted or the vehicles are worthless. Mr Bennett's own force received reports of nearly 3,000 abandoned cars last year. About a half had to be removed. "We're not a big police force and I know metropolitan forces have a bigger problem," he says.

The DVLA relies on local authorities for notification of the number of abandoned vehicles. A spokesman says: "We are concerned about the number of vehicles being abandoned and the decrease in scrap metal values could add to the problem."

But the DVLA could soon have a bigger headache. The problem of chasing owners is becoming more acute because finding them means the cost of disposal can be passed on. But, according to the police, illegal dumpers are exploiting loopholes in the DVLA's reporting system.

The 1978 Refuse Disposal Act allows local authorities 21 days to track the owner of the vehicle. And all too often that time is needed because the owner is unknown to the police or DVLA.

Investigations are frequently thwarted by holes in the V5 registration system administered by the DVLA. When a car is sold, both seller and owner must fill in portions of the form with their names and addresses — or face a £1,000 fine. Currently the DVLA system is activated only when the buyer notifies the agency. Often the buyers of old bangers aren't filling in their portion or, commonly, they give a false name and address. An investigation trail quickly goes dead.

"It's commonplace for older cars in big cities such as Liverpool and Manchester to change hands for £30 in a pub and be used almost as pool cars," says Mr Bennett. "It's been an

Continued on page 2

SCRAP VALUE

Continued from page 1

old chestnut for years, complaining about the way the DVLA handles registration changes."

In its defence the DVLA says: "We rely on the public to ensure that the vehicle record remains up to date so that enforcement action can be taken against individuals who fail to meet their obligations. In 1997 the registration document was re-designed to enhance accuracy levels." Last year the DVLA prosecuted 25,000 motorists for failing to notify vehicle acquisition.

Unfortunately, if today's epidemic shows no sign of a quick cure, there's even more scrapyard trouble on the horizon. A new EC directive, called "End of Life Vehicles" and due to become law in 2001, will thrust environmental responsibility for a car during its whole life on to the company which made it.

On paper it is a laudable measure, but the indications are that the cost of disposal will be up to £500 per unit — and that's expected to be passed on to new car buyers. And the directive won't be retrospective, so it won't squeeze today's illegal dumpers and might even create a new generation in future.

Unfortunately for Britain's cul de sacs, housing estates and countryside car parks, we might have seen only the tip of the dumped-car iceberg.

What's happened to the price of scrap?

AT THE root of the dumping epidemic is a nationwide collapse in the price of scrap metal. Not so long ago a scrapped car was worth maybe £50 and a scrapyard would pay to take it off the owner's hands. At the same time, the cost of storing and disposing of the car was low, because environmental controls were limited.

Now scrapyards are required to comply with tougher environmental regulations — for example yards must be sealed to prevent oils and fluids leaking into the water table — which increases the cost of disposal. The result is that scrapyards need to charge up to £50 to get rid of a car, making illegal dumping a cheaper, simpler option.

"A few years ago a local authority would put a tender out for recovery of scrap vehicles and scrapyards would pay thousands of pounds to get the contract. Now they're more likely to ask to be paid by the council," says David Marks, boss of towing company Albany Recovery of Hay Mills, Birmingham and former chairman of the AVRO recovery trade association. **I.R.**

15.FEB.2000* 0598

WOKINGHAM D.C. DEVELOPMENT CONTROL

109.

Start date: 15 FEB 2000	Map No. 12 Site 023
Officer: AO	Application No. F/2000/0598
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

(12)

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CHANGE OF USE OF EXISTING BUILDINGS FROM B1(c) B8 USE TO B1(c), B2, B8 USE AND USE OF PART OF AUTHORISED LORRY CAR PARK FOR STORAGE OF CARS (RETROSPECTIVE)

Location: NEWLANDS FARM OLD WOKINGHAM ROAD

Parish: WOK | WIOUT Ward: WOK. ✓ 23.02.00

Applicant: MR P THOMAS

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified (1) ☑ PW 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 : 23.02.00 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	Broadwall Forest DC ✓
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:

.....

.....

.....

NEIGHBOURS:

3, The Hollies, OWR. The Barnyard, ~~Eastham~~ and The Old Farmhouse Easthampstead Rd. Pinecroft, OWR (in Bracknell DC)

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

15.FEB.2000* 0598

1.	APPLICANT'S NAME	MR P THOMAS
	ADDRESS	NEWLANDS FARM OLD WOKINGHAM ROAD
		WOKINGHAM
	POST CODE	RG40 3BU PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Robin Bradbeer Limited Planning & Development Consultancy
	ADDRESS	20 LANSDOWN PARADE CHELTENHAM GLOS
	POST CODE	GL50 2LH PHONE 01242 577151
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	NEWLANDS FARM OLD WOKINGHAM ROAD WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE OF EXISTING BUILDINGS FROM B1(c), B8 USE TO B1(c), B2, B8 USE AND USE OF PART OF AUTHORISED LORRY/CAR PARK FOR STORAGE OF CARS (RETROSPECTIVE)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.36
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	330/00/1

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.

B1(C), B8

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.

N/A

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.

REFER TO COVERING LETTER

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

N/A

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

EXISTING 6.0m R. JUNCTION WITH OLD WOKINGHAM ROAD

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

N/A

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 Ann Radhee. ON BEHALF OF MR P THOMAS DATE 14 FEBRUARY 2000

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)				
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 B1(c), B8		330		
OTHER	Please Specify B1(c), B2, B8				330
	TOTAL		330		330

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing / Proposed	REFER TO PLAN	

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.

REFER TO COVERING LETTER

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

REFER TO COVERING LETTER

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
6			6

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 .s 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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 15.FEB.2000* 0598

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

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(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).

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.

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

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- 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) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served
NONE		

Signed . . . . . .

On behalf of . . . . MR P THOMAS . . . . . .

Date . . . . 14 FEBRUARY 2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

(1) ADDRESS NEWLANDS FARM OLD WOKINGHAM ROAD PARISH WOK/WITHOUT

PLOT No. ORD. SHEET No. SU. 8465-

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/64	MR S. THOMAS	IMPLEMENT SHED	9.2.54	APP.
84/55	"	PREFABRICATED BUNGALOW	8.3.55	APP.
R/162/60	"	CONTINUED USE OF TEMP. DWELLING	6.10.60	N/A T.P. 31.12.
R/20/64	"	RETENTION OF TEMP. DWELLING	20.2.64	N/A T.P. 31.12.
O/333/64	"	PERMANENT DWELLING + GARAGE TO REPLACE TEMPORARY	15.2.64	N/A C/A
49/65	"	DETACHED HOUSE & GARAGE	13.5.65	APP. C/A
O/179/68	"	DETACHED HOUSE FOR FARMWORKER	28.11.68	N/A C/
3/69	"	" " GARAGE " "	20.2.69	APP. C/
35/73	"	S/APP. SOIL-MILLING & ACRE	25.1.73	N/A T.P. 31.12.
36/73	"	STORAGE FOR 30 CARAVANS	25.1.73	N/A REF
298/73	WATCH TOWER CONVENTION	TEMPORARY CARAVAN SITE	22.2.73	N/A REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 316/86 15.FEB.2000* 0598

DRAINAGE

091074

(2) ADDRESS NEWLANDS FARM OLD WOKINGHAM ROAD PARISH WOK/WITHOUT

PLOT No. ORD. SHEET No. SU. 8461-

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00752	MR S. THOMAS	RENEWAL TEMP. PERMISSION 35/73	13.6.74	N/A T.P. 31.10.
04069	"	S/SIDE DWELLING FOR FARM WORKERS.	18.3.76	N/A REF
13217	MR + MRS. THOMAS	RETENTION OF DWELLING WITHOUT COMPLIANCE OF COND 4 ON O/333/64.	3-5-80	N/A REF
16484	"	"	19.11.81	N/A REF
18556	"	RETENTION OF DWELLING WITHOUT COMPLIANCE TO COND 4 ON O/333/64	16.12.82	N/A REF
26183	MR A MILLS	NEW ACCESS (TPO)	2.10.86	APP
27191 -	JEHOVAH'S WITNESSES	HALL	19.3.87	REF
32765 -	"	"	16.3.89	CHA
ENA 7341	-	-	27.6.89	WDN
34613	MRS B. THOMAS O/L.	1 DWELLING AR. HONEY HILL	15.3.90	REF

DATE OF COMPLETION

MINISTRY DECISION 18214 Appeal dismissed 7.4.81. 18556 - APPEAL GRANTED - 20.9.83

SPECIAL ORDERS TPO on 26183 TPO 316/86 27191 - " " - 7.6.88

DRAINAGE

091074

97/66287/F MR. P. THOMAS FARM BLDGS. TO STORAGE (B8) + LAND. B1(c) 08.03.99 C

1933
(3)

ADDRESS NEWLANDS FARM. PARISH WOK/WITHOUT.
OLD WOKINGHAM ROAD.

PLOT No. ORD. SHEET No. SU. 8465 q2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
C/66287/07	MR P. THOMAS.	Details comply with cond'n 07 of consent 97/66287/E for app. vehicle turning plan.	26/5/99	
C/66287/05/A	"	Revised config of Tree Planting Drg's P6/PT/02	1/7/99	

MINISTRY DECISION

SPECIAL ORDERS

15.FEB.2000* 0598

1933 NEWLANDS FARM
(3)
OLD WOKINGHAM ROAD

ADDRESS PARISH WOK/WITHOUT

PLOT No. ORD. SHEET No. SU 8465

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
C/66287/05	Mr P. Thomas	Det. to c. with cond 05 of 66287 for app. of 1/scape plan	10/11/99	A

MINISTRY DECISION

SPECIAL ORDERS