APPLICATION NO:
AG/2001/4964

LOCATION:
Model Farm Barkham Ride, Finchampstead Wokingham.

APPLICANT:
Mr D Seal C/O Andesign

PROPOSAL:
Proposed erection of an agricultural building (amendment to AO44).

EARLIEST DATE FOR DECISION: **25/10/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/11/2001

CASE OFFICER: **Elaine Vashi**

74

RAILEX
Marbleboard

EASIFILE EP7

DO

NO OBJECTION

AG/2001/4964

ANDESIGN
BUILDING PLANS

AMO

PLANNING SERVICES | RPT
- 4 OCT 2001
COPIES TO. | ACK: | FILE:

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

ref:3851

Mrs A. O'Dell
Planning Officer
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

3rd October 2001

Dear Mrs O'Dell,

re: **Application No. A044 - Replacement barn - Model Farm Barkham Ride, Barkham**

Further to your letter dated 8th May 2001, my Client has now decided that he would like to re-site the barn for which you had previously granted permission to a position to the rear of the stables. The area marked blue on the location plan is the area previously approved, and the area marked red is the new preferred position. Your early attention to this matter would be much appreciated, and I thank you for your advice todate.

Yours faithfully,

A. Hester

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

Office use only	
Ref:	AG\2001\4964
Date rec:	4\10\01
Date ackn:	4\10\01
28 day deadline:	01\11\01

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 MODEL FARM, BARKHAM, BERKS

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

ANDESIGN
9 PERKINS WAY, WOKINGHAM, BERKS, RG41 2TN

Telephone

0118 9784165

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

MR. D. SEAL
MODEL FARM, BARKHAM, BERKS

Telephone

0118 9760316

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

8 hectares

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

☑	☐	☐
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? SEE O.S. SHEET

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: BARN

ii. Dimensions

length: 14 metres

breadth: 11 metres

height to eaves: 5 metres

height to ridge: 6 metres

iii. Walls

materials: BOX PROFILE SHEET & BLOCK

external colour: GREEN

iv. Roof

materials: BOX PROFILE SHEET

external colour: GREEN

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

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

i. Please confirm you have included your fee of ~~£25~~ £35 (for development in section 2 or 3) by ticking this box ☑

7. Signature

Signature (ANDESIGN)

Name (BLOCK CAPITALS)
ANDREW HESTER

Date
3/10/2001

WORK SHEET FOR : Elaine Vashi

Application Number : AG/2001/4964

Applicant : Mr D Seal C/O Andesign.

Location : Model Farm, Barkham Ride, Finchampstead, Wokingham.

Proposal : Proposed erection of an agricultural building (amendment to AO44).

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/10/2001

Earliest Date for Decision : 25/10/2001

Latest Consultation Date/Site Notice Expiry Date : 25/10/2001

This application will have expired on: 01/11/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: AG/2001/4964

Appraisal :

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

Application Number AG/2001/4964
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Model Farm Barkham Ride Finchampstead Wokingham.

APPLICATION NUMBER: AG/2001/4964

OFFICER: Elaine Vashi

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: AG/2001/4964
CASE OFFICER: Elaine Vashi

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	04 OCT 2001
Officer: EC	Application No. AG / 2001 / 4964

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

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

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

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

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

Description:
(AG) PROPOSED ERECTION OF AGRICULTURAL BUILDING (AMENDMENT TO AO44)

Location: MODEL FARM BARKHAM RIDE

Parish: BARKHAM Ward: Cllr Conan

Applicant: MR D SEAL

Fee Received 35-00 (10) 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 : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

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

MODEL FARM / BRUSHWOOD PARK
ADDRESS BARKHAM RIDE PARISH ~~BARKHAM~~

PLOT No. UNIT 7 = ENVIROPUMP LTD = UNIT 7 - BRUSHWOOD PARK ORD. SHEET No. SU. 7965(98)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FD/311/60	Berkshire CC	W.C + drainage	11.8.60	APP N/A
BRA10011	MR. D SEAL	DEM. H. DAIRY & REBUILD / EXT. LOUNGE & KITCHEN	21.3.91	APP
43972 ~~95/60061/F~~	"	C/O/USE AGR. BLDGS. TO B1, PARKING & ALTS. TO ACCESS	11.7.95	C/A
~~[illegible]~~ 52 02 95/612 94/TEM	"	C/O/USE REDUNDANT FARM BLDGS. TO WORKSHOP B1(c)	22.12.95	C/A

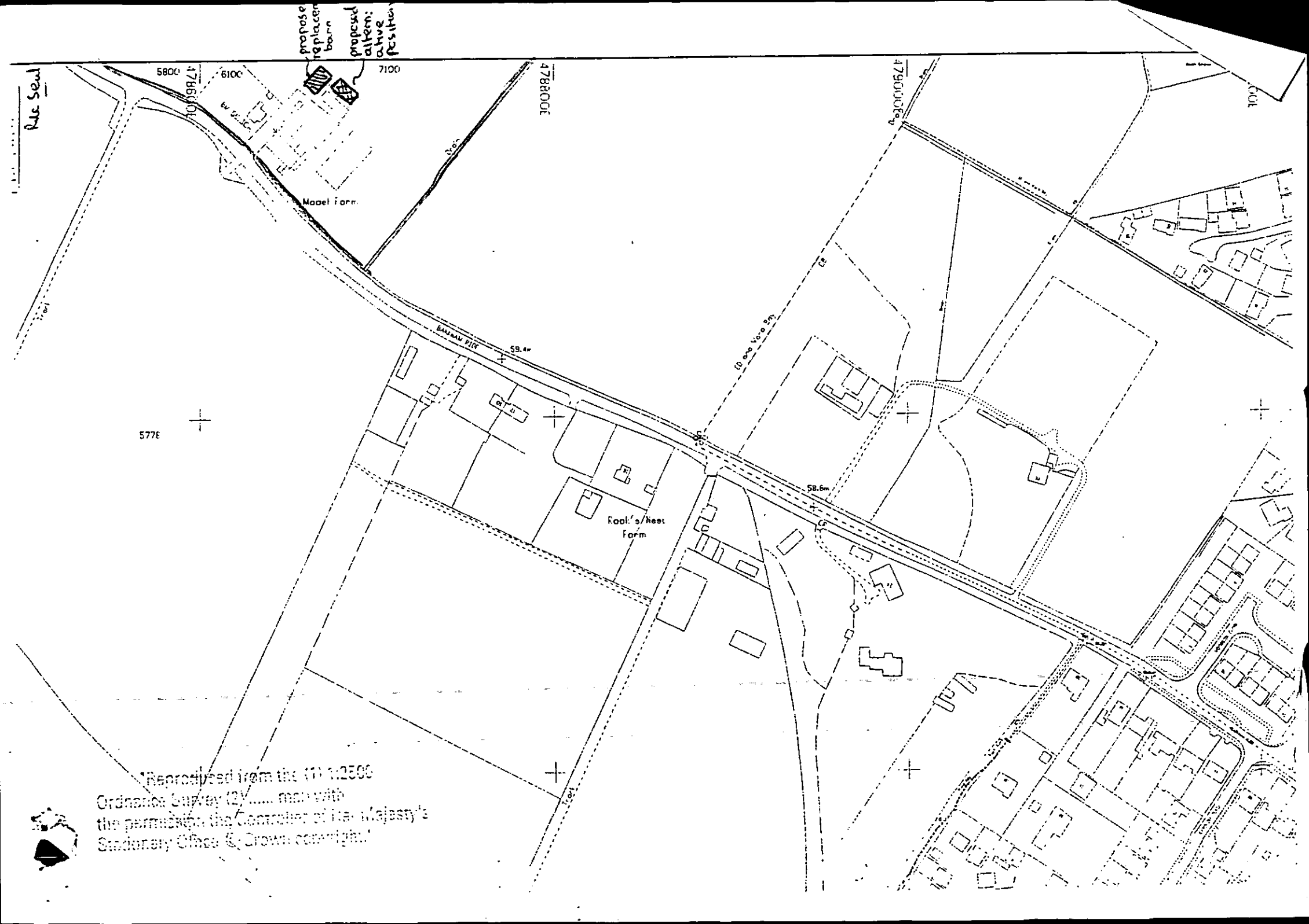
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

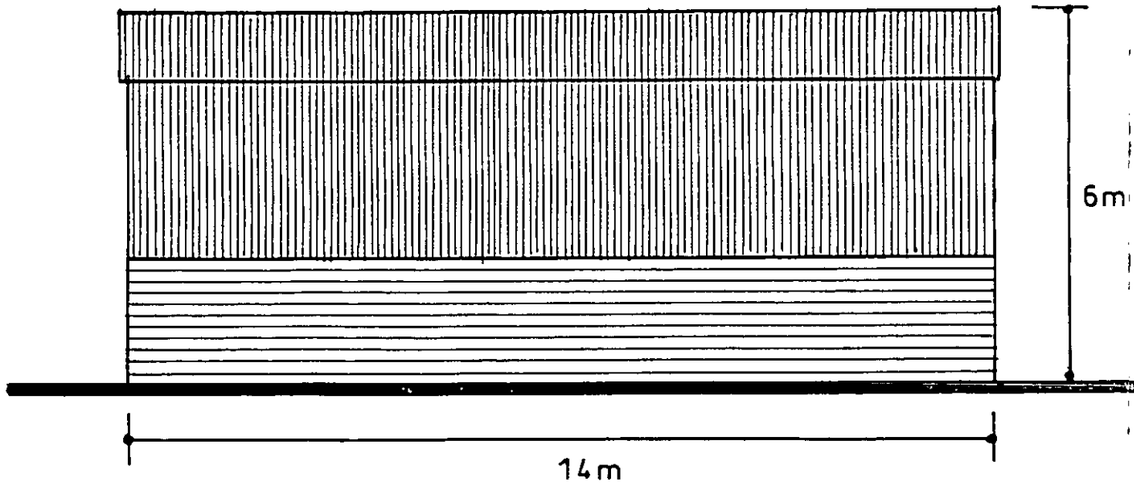
DRAINAGE

091074

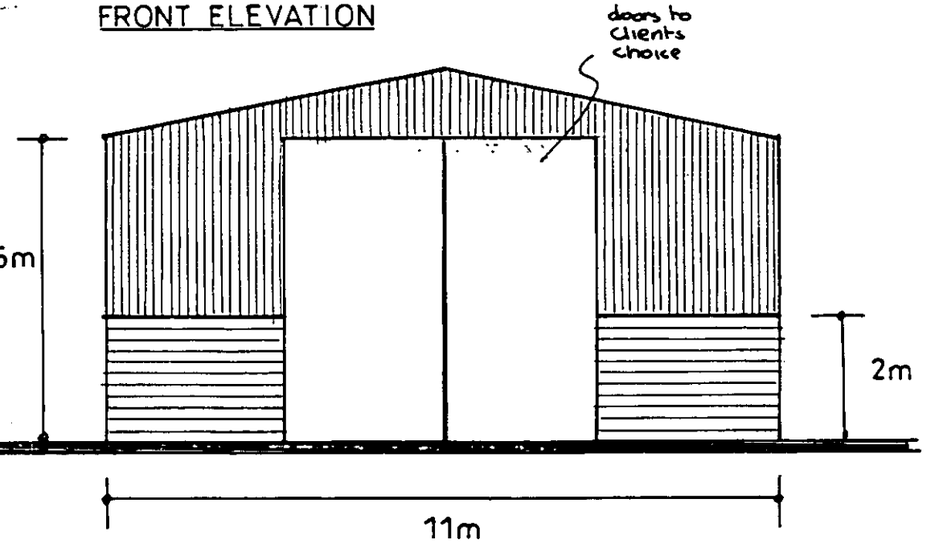


Rte Seal
proposed replacement barn
proposed alternative position
5800
6100
7100
478600E
478800E
479000E
Model Farm
Drain
Track
BARNHAM RIDE
59.4m
58.6m
Rook's Nest Farm
5778
"Reproduced from the (1) 1:2500 Ordnance Survey (2) ..... map with the permission the Controller of Her Majesty's Stationery Office © Crown copyright."

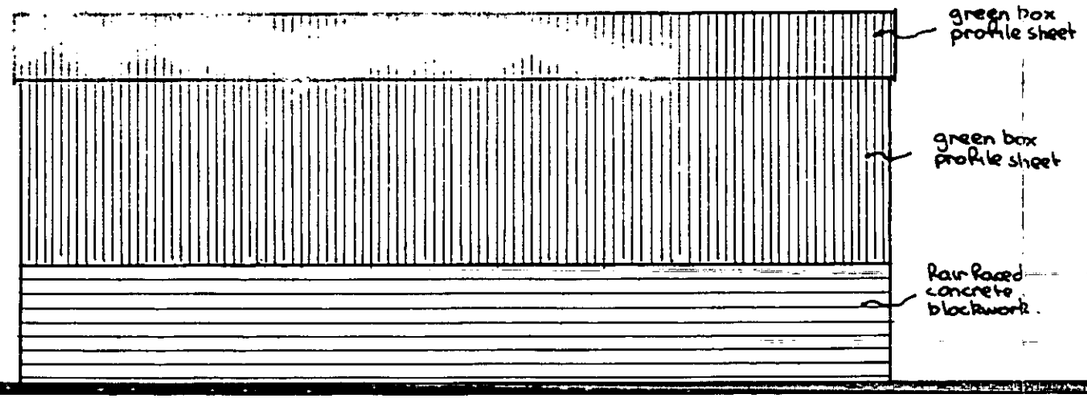
SIDE ELEVATION



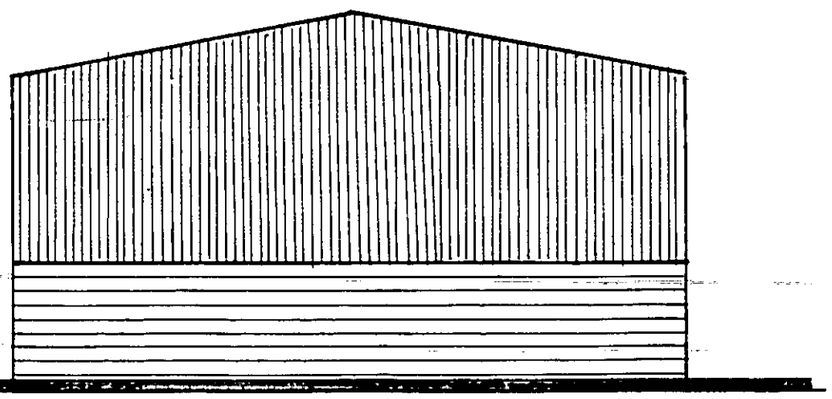
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



PROPOSED REPLACEMENT BARN — MODEL FARM, BARKHAM RIDE, BARKHAM, BERKSHIRE — MR. D. SEAL

Drawing nº AH/G/247 Scale 1:100 Date JUNE 2000 Drawn ANDESIGN

