APPLICATION NO:
F/2002/6176

LOCATION:
Church Farm Church Lane, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs A E Bishop C/O Simmons And Sons

PROPOSAL:
Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use.

EARLIEST DATE FOR DECISION: **09/05/2002**

APPLICATION WILL HAVE EXPIRED ON: 04/06/2002

CASE OFFICER: **~~Kerrin Lithgow~~** Helen Lynch

96

127

D5

SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-26888 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6151

FROM: Kerrin Lithgow

DATE: 16 April 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6176

Proposal: Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use..

Site Address: Church Farm, Church Lane, Finchampstead, Wokingham

Applicant: Mr & Mrs A E Bishop C/O Simmons And Sons.

Your observations are required in respect of this application by ~~09/05/2002~~.

13 MAY 2002

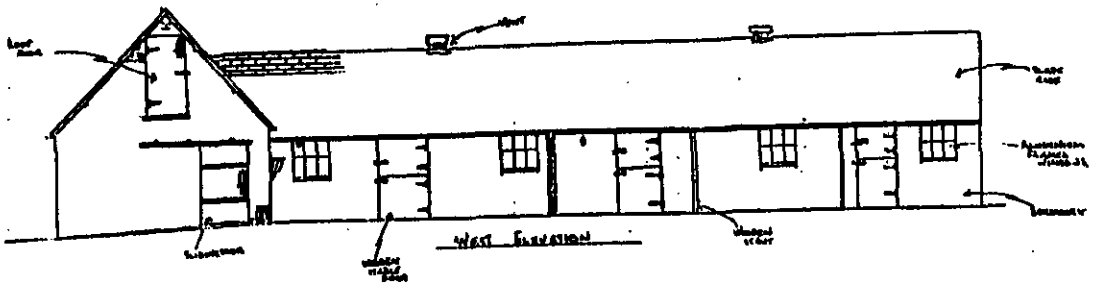
	HPT
POL	TLS
DC	ENF
ADP	
CS	
COPIES TO	ACK:
	FILE:

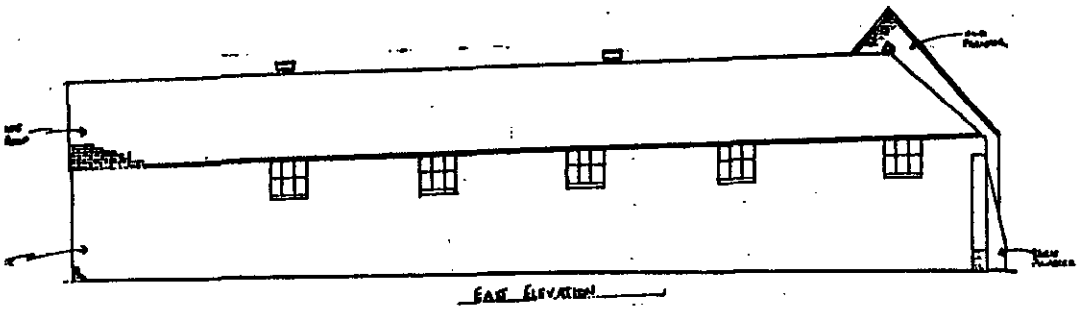
The Parish Council has no objections to this application.

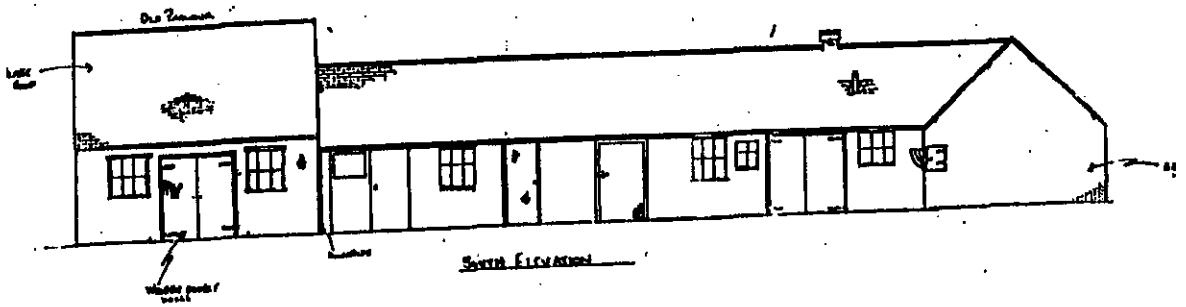
SIGNED: C.S. Cly

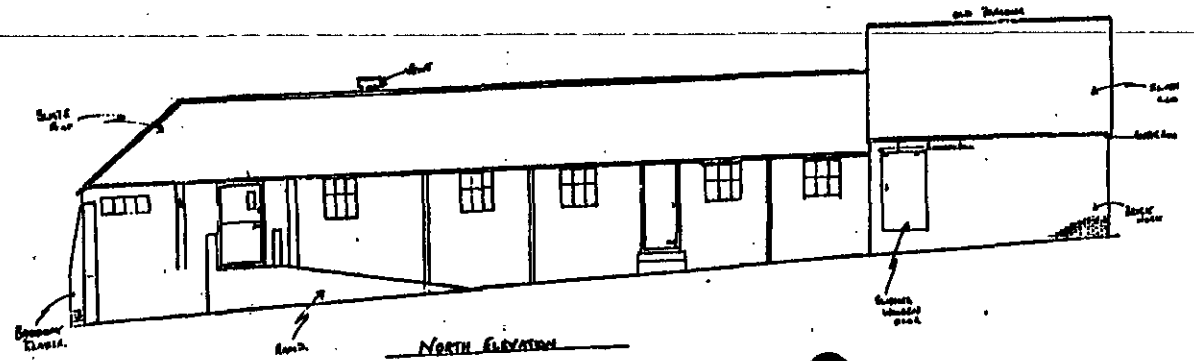
Clerk To Finchampstead Parish/Town Council.

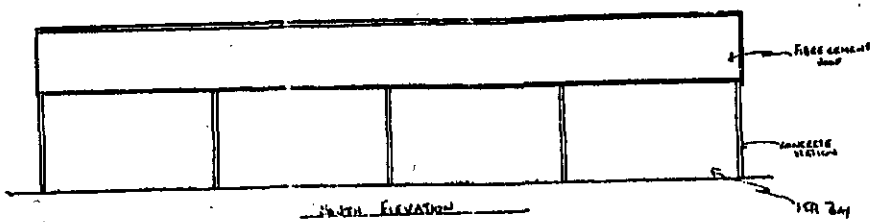
DATE: 10 MAY 2002

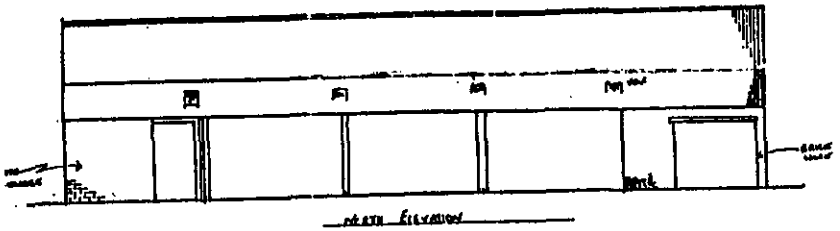


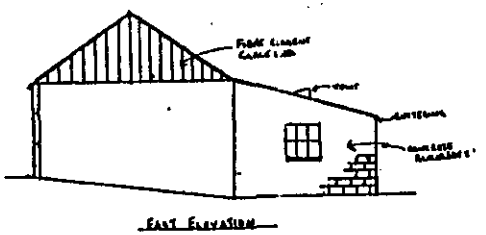


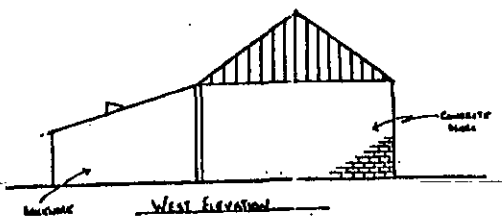












09 AR 2502

127

Existing Buildings

REV	DATE	AMENDMENTS

SIMMONS & SC

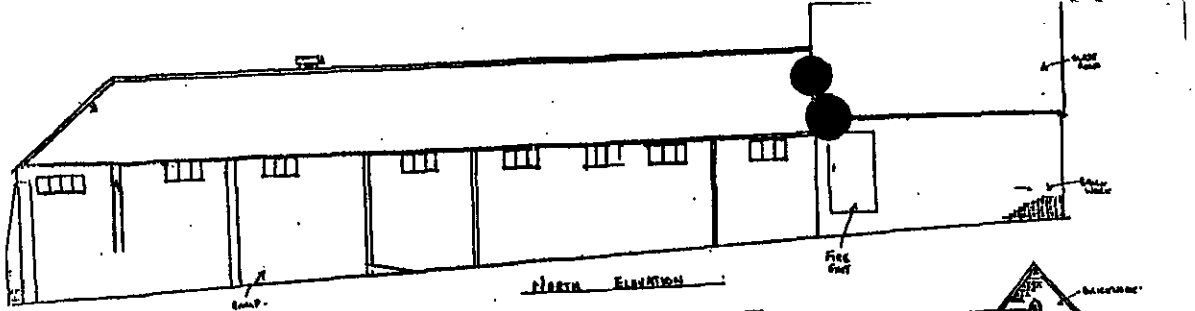
CHARTERED SURVEYORS · INDEPENDENT SI

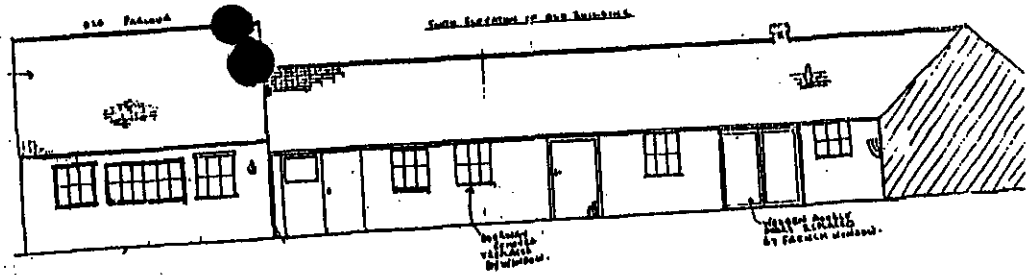
12 Wote Street, Basingstoke, Hampshire, RG21 1NW
Telephone: (0256) 840077

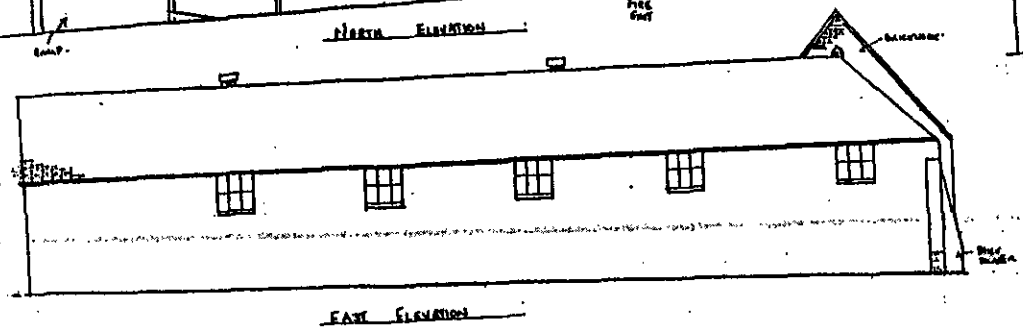
TRADITIONAL BARN AND CATTLE SHED AT CHURCH

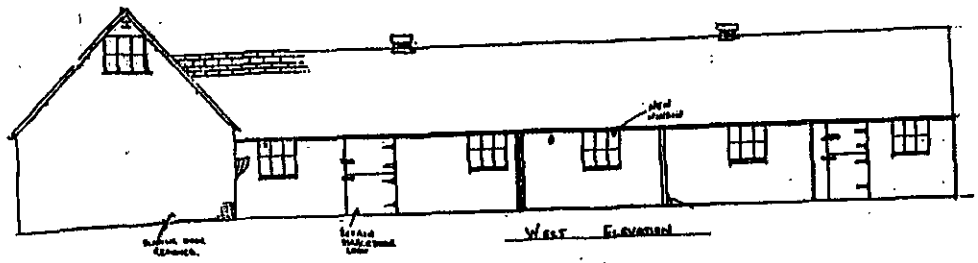
DA 13

SCA 1:









Proposed Changes to Barns

128

REVISED PLAN
BE6176

SIMMONS &
CHARTERED SURVEYORS · INDEP
12 Wote Street, Basingstoke, Hampshi
Telephone: 01256 840077

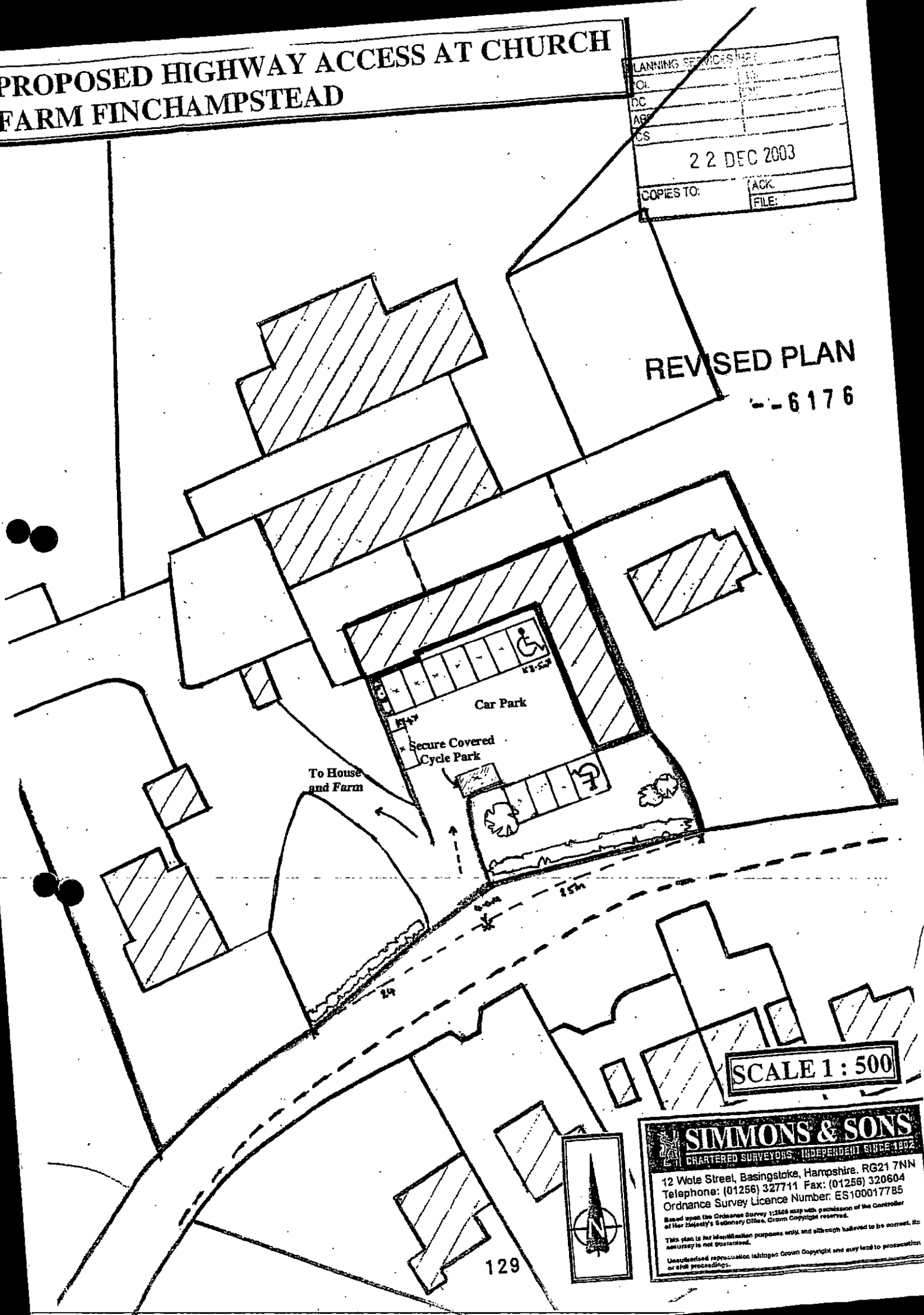
PROPOSED CHANGES T
BARNS AT CHURCH FA
FINCHAMPSTEAD, BER

PROPOSED HIGHWAY ACCESS AT CHURCH FARM FINCHAMPSTEAD

PLANNING SERVICES
POL
DC
ARB
CS
22 DEC 2003
COPIES TO: ACK.
FILE:

REVISED PLAN

6176



SCALE 1 : 500

SIMMONS & SONS
CHARTERED SURVEYORS INDEPENDENT SINCE 1902
12 Wote Street, Basingstoke, Hampshire. RG21 7NN
Telephone: (01256) 327711 Fax: (01256) 320604
Ordnance Survey Licence Number: ES100017785

Based upon the Ordnance Survey 1:2500 map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved.

This plan is for identification purposes only and although believed to be correct, its accuracy is not guaranteed.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

ALAN BARNES CONSULTING ENGINEERS LTD

Civil and Structural Engineers

THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: (0118) 988 4010
FAX: (0118) 988 2386
e-mail: reading@alanbarnes.co.uk ▪ www.alanbarnes.co.uk

Ref: B.16402.R.0202.AB

Structural Engineering Report received: Feb 04

PROPOSED CONVERSION

OF

FARM BUILDING

AT CHURCH FARM

CHURCH LANE

FINCHAMPSTEAD

BERKS

RG7 4LR

APPROVED

Client: Mr & Mrs Bishop
Church Farm
Church Lane
Finchampstead
Berks
RG7 4LR

Alan Barnes Consulting Engineers Ltd
The Street
Swallowfield
Reading
RG7 1QY
Tel: (0118) 988 4010
Fax: (0118) 988 2386

Job: 16402

Date: January 2004

1.00 INTRODUCTION

1.1 Following instructions received from Mr & Mrs Bishop and discussions with Mr H Saunders, Conservation Architect of Wokingham District Council, we were required to reappraise the farm buildings subject to the Planning application and advise on their structural integrity and the extent of any remedial work required to upgrade them to BI use.

1.2 I inspected on Saturday, 31 January 2004.

1.3 The existing buildings comprise pitched roofs with slate covering on timber boards bearing on 4in x 2in rafters at 16in centres supported by 4in x 3in purlins propped onto beams in the form of trusses with collars up to about 10ft – 11ft centres. Walls comprise 9in brickwork. There is a concrete floor.

The buildings are now redundant but were formerly used for storage, animal shelter and milking.

For ease of reference we append drawing no. 16402/SK1 identifying the sections of building the subject of this report.

2.00 OBSERVATIONS AND APPRAISAL

2.1 The following observations record the structural condition and identify the remedial work considered necessary to upgrade the building to BI use.

No significant additional loads are required to be supported, so that structural remedial work relates either to the existing condition (viz its performance over the years) or to the original use of slender sections which have deflected excessively or are likely to in future without strengthening.

2.2 The roof covering, comprising mostly Welsh slates, is in need of re-fixing due to deterioration of the fixings. A relatively small number of missing slates require replacement and it is noted that there are sufficient available salvaged slates removed from a nearby building.

2.3 The roof boarding is generally in satisfactory condition. Some staining was noted near to the eaves and ridge Dovecote/vents in Building 4 and adjacent and localised boarding replacement is likely to be necessary. Decay appears to be very localised where inspected within the building, but the presence of leaks leads us to expect some replacement oak boarding will be necessary.

In view of the necessity to re-fix the roof coverings the opportunity should be taken to cross batten and install Celotex or similar insulation between the slates and boarding to comply with Part L of the Building Regulations. This will substantially retain the external and internal surfaces.

2.4 The rafters are substantially in satisfactory condition throughout. At the eaves in Building 4 and adjacent there are localised damp patches and localised repairs are considered necessary (See SK2).

2.5 The timber wall plates are substantially concealed throughout, but where exposed appear to be free of decay. In a building of this age and construction, in view of the presence of some leaks and where the ends of the plates are exposed at the gables, some localised decay is likely. Where found the affected wall plates may need to be replaced in sections.

2.6 The rafters are supported on purlins propped on timber beams acting as 'trusses'. However, some 'trusses' as marked are very slender and have deflected slightly. Whilst there is no significant increase in load proposed, I consider it prudent to strengthen the 'trusses' where very slender timbers (4in x 4in) have been used as the main ties.

The purlins are relatively shallow and, whilst performing their function satisfactorily at present, should be propped as shown in Sk2 to minimise future deflection.

2.7 At the rear corner of Building 5 where marked on Sketch 01 as "Corner Dropped" there is a gap of about 75mm between the timber wall plate.

There is also a substantial crack in the 9in wall at the rear, and near to the corner. Buttresses have been provided to address the lean in the wall.

The external ground level at the rear is about 1m below the floor level and the rear corner of the building most likely has been affected by either one or a combination of:

(i) Poor, inadequate footings or footings on unsuitable subsoil or at an unsuitable depth. The subsoil in this area is generally thought to be sand and if found in this case, a shallow depth footing and may have been adversely affected by the washing out of fine particles resulting in subsidence.

(ii) The construction of an inadequate retaining wall at this corner.

The remedy is the same – to underpin the rear corner, about 10m length at the rear and about 3-4m at the side. The depth of underpinning can only be ascertained by further investigation.

The cracked brickwork can be re-stitched and the gap under the roof wall plate can be slate packed and shimmed to ensure support via the walls is achieved. The buttresses should be left in place.

2.8 The upgrading of the walls to comply with Part L (Thermal) of the Building Regulations can take the form of internally lining the wall with Celotex insulation and studwork. The external elevations can therefore be retained as existing.

2.9 The concrete floor slab is largely obscured from view by hay and farm debris and so could not be inspected. The proposed loading for B1 use is lower than that for its previous use.

The upgrading will again require improvement to comply with Part L (Thermal) of the Building Regulations and insulation with a plywood or softwood floor finish would seem appropriate. The existing floor will need to be cleared, inspected and relevelled via a proprietary screed which may be necessary before installing insulation as described. A damp proof membrane, linked to the damp proof course (see below) will be required to be laid.

2.10 A damp proof course (dpc) will need to be installed in the walls all around and the external ground levels locally reduced by up to 150mm (6in) to ensure that the dpc is always at least 150mm above the ground level.

2.11 Building 1 has a first floor area which is proposed to be removed. This is supported on steel beams. Since this is a nearly square building (in plan) the walls are considered sufficiently robust to be unaffected by the removal of this first floor. If required in future a replacement first floor could be constructed.

3.00 CONCLUSIONS AND RECOMMENDATIONS

3.1 The building may be retained with no significant structural alterations in order to convert this to B1 use.

3.2 Structural repair work may be restricted to:

(a) Underpinning of the rear corner, stitching of the cracks and pinning of the wall plate to the wall.

(b) Additional props for the purlins and strengthening of ties as indicated on Sketch 2.

(c) Localised repair of rafters where decayed.

3.3 Thermal insulation may be achieved by re-roofing (with the original slates). This is considered to be necessary in view of the extent of the displaced slates indicating deterioration of the fixings. This insulation may be installed by cross battening and fixing Celotex under the slates. Thermal insulation may also be planted onto the inside of the walls and over the concrete floor slab.

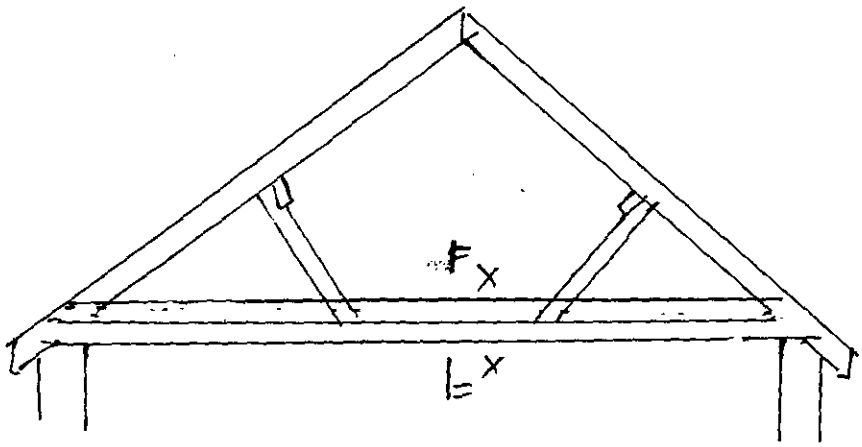
3.4 Minor regrading should be undertaken around the building and a damp proof course installed to protect the building from Rising Damp.

3.5 The building can therefore be converted to B1 Use without major rebuilding or alteration.

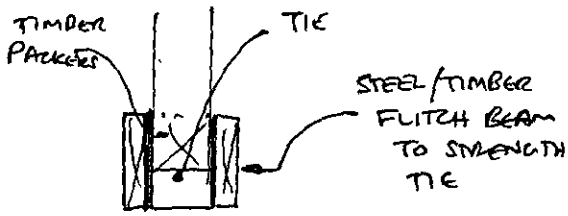


Alan Barnes BSc (Eng) C Eng MICE MI Struct E
ALAN BARNES CONSULTING ENGINEERS LTD

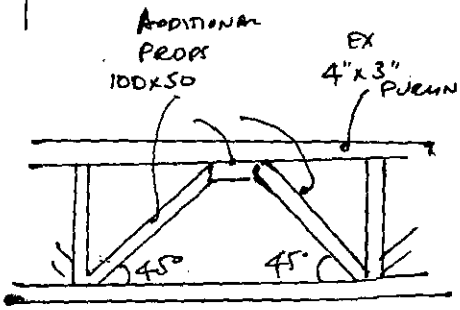
Cc: WDC – Mr Saunders (Conservation Architect) – 2 copies
Mr & Mrs Bishop
Simmon & Sons
[Chartered Surveyors, 12 Wote Street, Basingstoke, Hants, RG21 1NN]
File



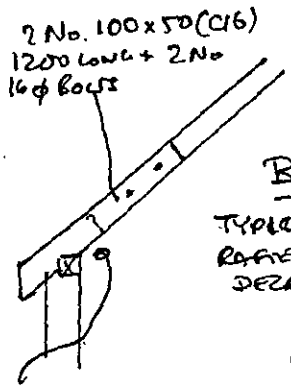
TYPICAL SECTION



X-X

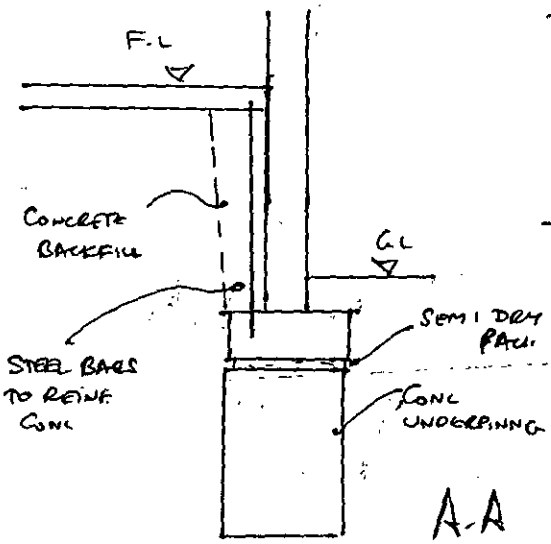


TYPICAL PURLIN PROPS
(IN PLANE OF RAKING PROPS)



B-B

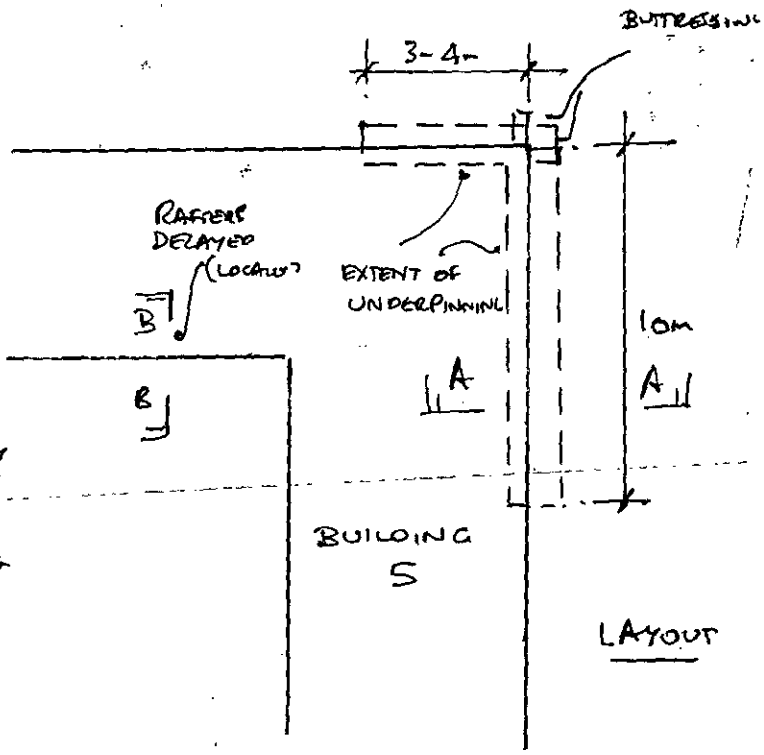
TYPICAL DETAIL RAFTER END WHERE DERAKED



A-A

TYPICAL UNDERPINNING

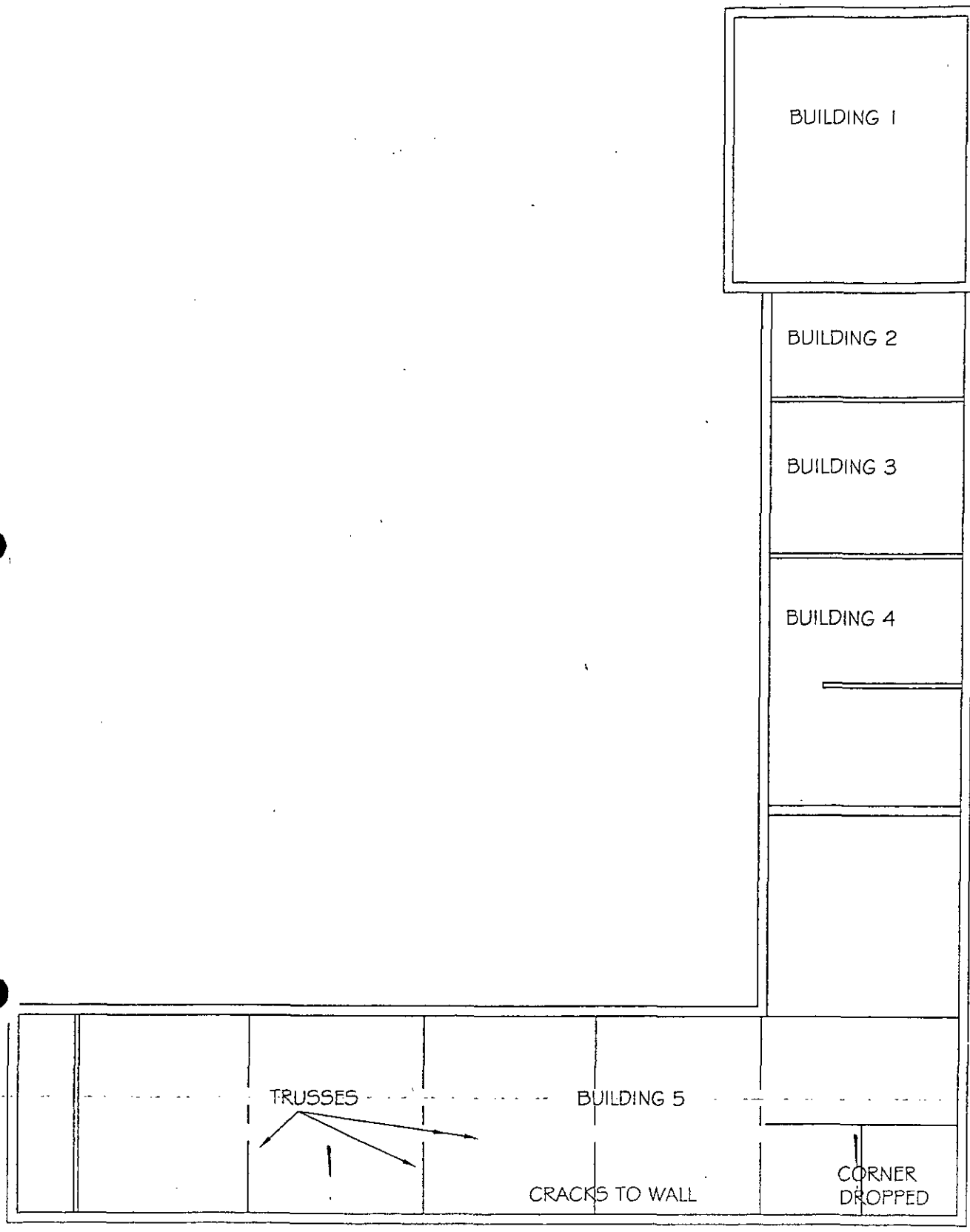
(SUBJECT TO SOIL CONDITIONS)



LAYOUT

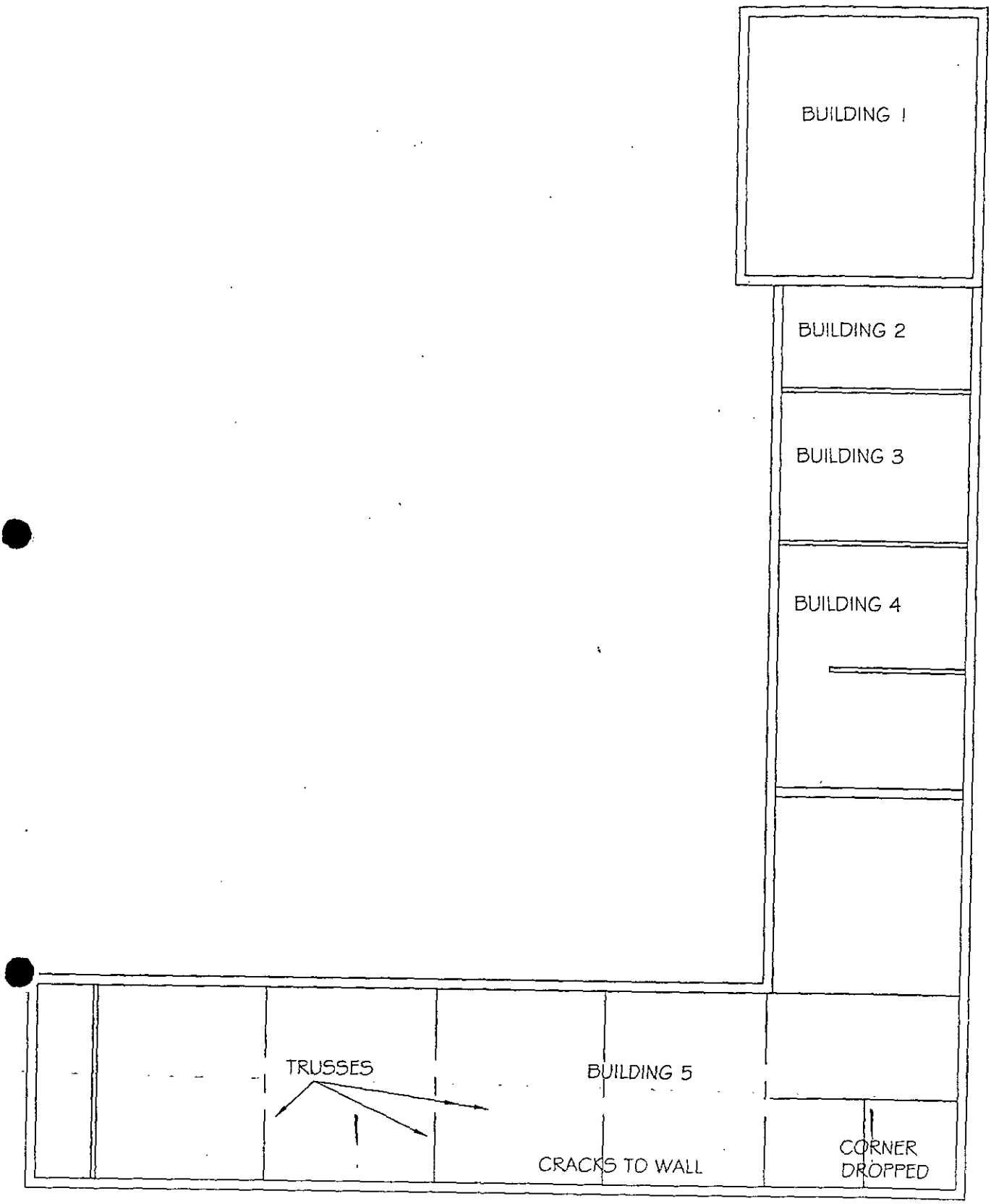
JOB TITLE: CHURCH FARM, FINCHAMPSTEAD			
DRG. TITLE: REPAIR / STRENGTHENING DETAILS			
DRAWN: AB	CHECKED:	DATE: JAN 04	SCALE: NTS
DRG. No.: 16402/SK2	REV.:	CLIENT: MR & MRS BISHOP.	

AB
ALAN BARNES CONSULTING ENGINEERS LTD
CIVIL AND STRUCTURAL ENGINEERS
THE STREET, SWALLOWFIELD, READING, BERKS, RG7 1QY
TEL (0118) 988 4010 FAX: (0118) 988 2386
email reading@alanbarnes.co.uk
website: www.alanbarnes.co.uk



JOB TITLE: CHURCH FARM, FINCHAMPSTEAD			
DRG. TITLE: KEY PLAN			
DRAWN	CHECKED	DATE: JULY 02	SCALE: NTS
DRG. No: 16402/SK01	CLIENT: MRS BISHOP		

ALAN BARNES
Consulting Civil and Structural Engineers
THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: READING (0118) 988 4010 FAX : (0118) 988 2386
email : reading@alanbarnes.co.uk
website : www.alanbarnes.co.uk



JOB TITLE: CHURCH FARM, FINCHAMPSTEAD			
DRG. TITLE: KEY PLAN			
DRAWN	CHECKED	DATE: JULY 02	SCALE: NTS
DRG. No: 16402/SK01	CLIENT: MRS BISHOP		

AB
ALAN BARNES
Consulting Civil and Structural Engineers
THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: READING (0118) 988 4010 FAX: (0118) 988 2386
email : reading@alanbarnes.co.uk
website : www.alanbarnes.co.uk

ADDITIONAL INFORMATION.

AB

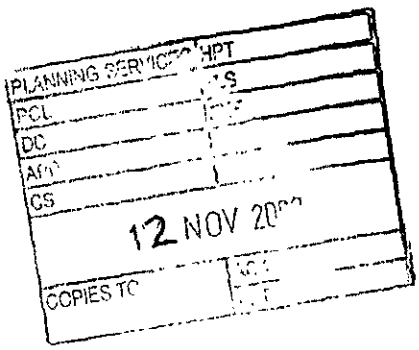
6176

ALAN BARNES

Consulting Civil and Structural Engineers

THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: (0118) 988 4010
FAX: (0118) 988 2386
e-mail: reading@alanbarnes.co.uk ▪ www.alanbarnes.co.uk

Ref: B142R.16402.0907.RS



CHURCH FARM

CHURCH LANE

FINCHAMPSTEAD

BERKS

~~**RG7 4ER**~~
RG40 4LS

INTRODUCTION

It is propsed to change the use of some agricultural buildings to B1 use. The report is to determine if major rebuilding or alteration will be required.

BACKGROUND

The buildings are single storey structures probably constructed over a period of time. The buildings are used mainly for storage, animal shelter and also a former shed.

INSPECTION

All the buildings are single storey brick structures with pitched slate roof. In order to simplify the reading of the report the buildings have been numbered and are noted on the attached sketch 16402/SK1.

BUILDING 1

The building was formerly used for milking. The walls are 215mm solid brickwork supporting the first floor storage area. We understand the first floor is to be removed. The first floor is supported on 102 x 89 steel beams at approximately 1100mm centres. The clear opening of the door is 2050mm.

BUILDING 2

The solid masonry walls support the pitched slate roof. The roof construction is 100 x 47 rafters supported on 40 x 75 purlin spanning approximately 2300mm. The clear opening of the door to underside of the timber frame is 1890mm. The partition to building 3 is 100mm brick wall.

BUILDING 3

The roof construction is similar to building 2 except the purlins span 3300mm. The headroom above the door is 1800mm, however the floor is approximately 150mm above ground level.

BUILDING 4

The construction is similar to buildings 2 and 3. There is an independent masonry structure within the building which could be removed without affecting the shell.

BUILDING 5

This is constructed of solid masonry walls with pitched roof supported on post-tie beams at approximately 3800mm centres.

The external wall to the rear has several cracks approximately 10mm wide. The corner has dropped approximately 60mm. The foundations appear to have subsided and further investigation will be required to determine the cause.

CONCLUSIONS AND RECOMMENDATIONS

The masonry appears sound except the rear wall of building 5. The cracks are probably due to subsidence and further investigation in the form of trial pits and monitoring is required to determine if the cracks are progressive and to recommend remedial measures.

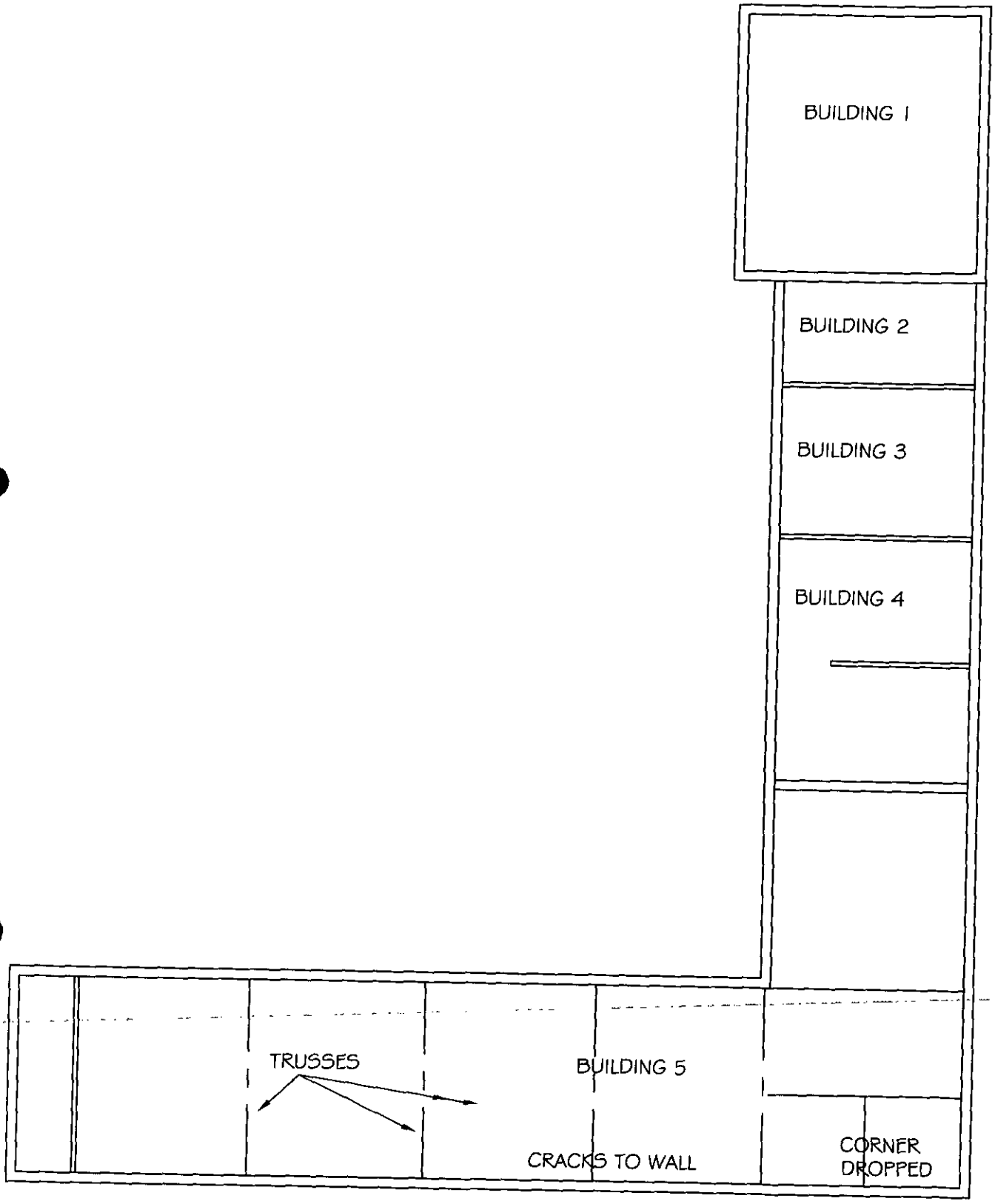
The roof will require some strengthening by replacing all the purlins and some of the beams in the barn.

In our opinion the buildings do not require major re-building or alteration to accommodate the change of use from agricultural buildings to B1 use.

.....

Rahul Sankhla BSc MI Struct E C Eng
ALAN BARNES CONSULTING ENGINEERS

Cc: File



JOB TITLE: CHURCH FARM, FINCHAMPSTEAD			
DRG. TITLE: KEY PLAN			
DRAWN	CHECKED	DATE: JULY 02	SCALE: NTS
DRG. No: 16402/SK01	CLIENT: MRS BISHOP		

AB
ALAN BARNES
Consulting Civil and Structural Engineers
THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: READING (0118) 988 4010 FAX : (0118) 988 2386
email : reading@alanbarnes.co.uk
website : www.alanbarnes.co.uk

Mr N Agg, representing the applicant, spoke in support of the applications.

Mr I Brown and David Lee addressed the Committee as local Ward Members objecting to the applications.

Notwithstanding the Development Control Manager's recommendation that planning permission be granted for both applications, the Committee expressed concerns relating to several aspects of the proposals, particularly their density and design, the proximity of the three-storey element to the A329M, the proposed access via Rosebay, the lack of on-site open space provision and the position of on-site open space.

Members were advised that the site had been allocated as a priority housing site within the approved Local Plan and that the proposed housing density of 32 per hectare fell within approved guidelines. Increasing the amount of on-site open space provision would reduce this density to an unacceptable level and would require the application to be substantially altered. The applicants had submitted an approved noise impact assessment, and Officers in Planning and Environmental Health considered that this accorded with government guidance contained within PPG24. The Development Control Manager advised that, should the Committee be minded to refuse the applications, there was a likelihood that, in the event of a successful appeal, substantial costs would be awarded against the Council.

The Committee took the view that the applications should be deferred to enable a site visit to take place to allow Members to assess the suitability of the proposed access from Rosebay, and for further negotiations to establish whether the applicant would be prepared to withdraw their proposal to use Rosebay as a vehicular access. In addition, the Committee requested further information regarding the likely effects of traffic noise, and further consideration be given to the location of the proposed on-site open space provision.

RESOLVED That Applications F/2003/9450 and F/2003/0876 be deferred:

- to enable a site visit to take place to allow Members to assess the suitability of the proposed access from Rosebay;
- for Members to assess the proposed location of the 3-storey development as it related to the A329M and noise issues associated therewith;
- for further consideration of the location of the proposed on-site open space;
- for further negotiations to establish whether the applicant would be prepared to withdraw their proposal to use Rosebay as a vehicular access.

311 APPLICATION F/2002/6176 CHANGE OF USE OF AGRICULTURAL BARNS TO B1 USE AT CHURCH FARM, CHURCH LANE, FINCHAMPSTEAD FOR MR AND MRS BISHOP

The Committee considered a report on this application set out on Agenda pages 118-130.

The Development Control Manager reported the receipt of an additional letter of objection.

Mrs M Long addressed the Committee as a Local Ward Member objecting to the application.

At 10.30pm, the Committee resolved in accordance with Council Procedure Rule 7 to continue the meeting for a maximum of 30 minutes to enable the remaining business to be concluded.

In response to the local Member's concerns regarding increased traffic generation, the Highways representative advised that he did not consider an

estimated additional 20-35 vehicle movements per day to be unacceptable and that Church Lane was adequate to cope with this increased usage.

RESOLVED That Application F/2002/6176 be approved subject to the conditions set out on Agenda pages 118-121.

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/6176

Applicant : Mr and Mrs A.E. Bishop, C/O Simmons and Sons

Location : Church Farm, Church Lane, Finchampstead, Wokingham

Proposal : Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications :

Date of Site Visit :

Date Registered : 09/04/2002

Earliest Date for Decision : 09/05/2002

Latest Consultation Date/Site Notice Expiry Date : 09/05/2002

Application Expiry Date: 04/06/2002

Consultation Responses :

Dinton Pastures: Informative needs to be placed on any permission granted to the effect that 'If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed

✓ *Royal Berkshire Fire and Rescue Service*
✓ *Disabled Access Officer*
Heritage
Landscape
Trees
Archaeological Officer
Environmental Health:
✓ *Policy and Plans:*
Senior Transport Planner:
Environment Agency:
Highways:
✓ Countryside

Planning History :

F/2000/1528: Mr and Mrs Bishop – Change of Use to B1 offices and restoration of buildings – Conditional App.

F/1999/70323: Mr and Mrs Bishop – Change of Use to B1 offices and restoration of buildings

Planning Issues :

- LALP – Area of Traditional Local Character LBE16, LS5
- Scheduled Monument site of Regional or County Importance LBE20, LBE21
- Rural Area – Separation of Settlements, LC1

1. **Impact on green belt and countryside: WDLP Policies WGB1 Development in the Green Belt) WGB4 (Re-use of buildings in the Green Belt) and WRE2 (re-use of Rural Buildings); Policy 17 Green Belt Local Plan for Berkshire**
2. **Impact on highways**
3. **Impact on the neighbouring properties**

The principle of allowing for re-use of redundant agricultural buildings is set out in Policy SC21 of the SEALP and Policy WCC5 of the WDLPDD. One of the requirements of both of these policies is that the buildings are capable of conversion without major rebuilding.

1. **Impact on the Neighbouring Properties**

Recommendation : Approval: ☐ ~~Refusal: ☐~~

RECORD OF SITE VISIT

Site Address: Church Farm, Church Lane.
Application Number: F/2002/0176.
Officer: Kerrin Withgow
Date of Site Visit: 02/05/2002

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS V. rural. Animals housed in adjoining sheds at present (sheds on roadside). Other buildings not in use. Open/rural nature.

3. DESCRIPTION OF SITE/BUILDING Flat. Dwelling overlooking site. Buildings in reasonable repair (with exception of buildings on roadside - eg. buildings)

4. RELATIONSHIP TO ADJOINING PROPERTIES
On same level as 'White Cottage' opp. road. Road at lower level. Road elevation/height v. important (esp. windows on roadside? - to check).

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING Tight. Narrow lane. Road movements det. increase. Three accessways opp. site.

LEVELS

BOUNDARY TREATMENT Imp. on roadside.

OTHERS

POLICY WRE2

REPRESENTATIONS

731	Farming and Rural Conservation Agency (formerly M.A.F.F.) (O)	1432	Countryside Agency (O)
958	R. R. Waterer & Co (O)	151	Dr J Erler (S)
		1491	St Nicholas Hurst Parish Council (S)

OBJECTION ISSUES

7.164 It was considered that criterion C) was unduly restrictive as it did not allow the construction of any new agricultural buildings following re-use for commercial purposes. The word "inappropriate" should be inserted prior to "replacement buildings".

7.165 It was said that re-building or major alteration could offer a better solution and reduce the demand for new buildings. This would encourage balanced communities and reduce the pressure on transportation. The policy should be amended and criterion B) removed. Another objector felt that criterion A) should refer to the use of local materials.

CONCLUSIONS

7.166 This policy is specifically directed towards the re-use of existing rural buildings and paragraph 3.14 of PPG 7 makes it clear that such proposals should not involve extensive reconstruction. As I have said previously, the use of existing resources in preference to new build is a sustainable objective, which I support. It is perfectly reasonable to be satisfied that someone wishing to re-use an existing building can do so without the need for extensive rebuilding or alteration.

7.167 However, care must be taken to ensure that there is the facility, where appropriate, to allow for future growth or expansion. I do not agree with the Council that PPG 7 precludes all new building and limited provision is permitted under Policy WCC4, which can take place without harm to the rural environment. Criterion C) implies that following re-use further agricultural buildings will not be permitted. Whilst I can understand the Council's desire to prevent abuse, it would be unduly restrictive to preclude future development at a time when farmers need to be encouraged to make best use of their resources. In the circumstances, I think that criterion C) should be deleted.

7.168 In my conclusions on Policy WCC4, I commented that reference to the use of local materials is an unnecessary restriction. Materials need not be local to respect local context and character. I also make the following additional comments in the interests of consistency. Reference to cumulative impact in criterion D) should be removed and criteria E) and F) deleted, for the reasons given in my conclusions under the previous policy.

RECOMMENDATION

7.169 That Policy WRE2 is amended by deleting criteria C), E) and F) and removing the words "including cumulative impact" from criterion D).

PARAGRAPH 7.62

(Proposed Amendment 7/28)

REPRESENTATIONS

2085 University of Reading (O)
152 Dr J Erler (S)

OBJECTION ISSUES

7.170 This objector did not consider that the University of Reading's existing research sites at Shinfield should be precluded from alternative residential uses. This objection would be satisfied by PA 7/28.

CONCLUSIONS

7.171 I have recommended that Policy WRE3 should be deleted and this paragraph is therefore superfluous.

RECOMMENDATION

7.172 That paragraph 7.62 is deleted.

PARAGRAPH 7.63

REPRESENTATIONS

153 Dr J Erler (S)

CONCLUSIONS

7.173 As there were no recorded objections to this paragraph, I make no comments.

Date: 03 March 2004

Your Ref:

My Ref: Heidi Lynch- **F/2002/6176**

Mr & MrsA E Bishop
C/O Simmons And Sons
12
Wote Street
Basingstoke
Hants
RG21 7NW

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

Dear Sir/Madam

Application Number: F/2002/6176

Site Address: Church Farm, Church Lane, Finchampstead, Wokingham.

Proposal:Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use..

Your application is to be determined at the Development Control Sub-Committee meeting on the 10/03/04 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Richard May in the Policy & Members' Services Section on (0118) 974 6052 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

76608.

ALAN BARNES CONSULTING ENGINEERS LTD

Civil and Structural Engineers

THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: (0118) 988 4010
FAX: (0118) 988 2386
e-mail: reading@alanbarnes.co.uk ▪ www.alanbarnes.co.uk

Structural Engineering Report received Feb 04

HS

PLANNING SERVICES	RPT
POL	TLS
DC	SNF
APP	
CS	
04 FEB 2004	
COPIES TO	ACK
	FILE

CONCLUSION COVERS THE CONCERNS PREVIOUSLY EXPRESSED — NO MAJOR CHANGE THEREFORE ACCEPTABLE TO ME

With compliments

18/02/04

File Note

Spoke to Elizabeth Rowe from Babtie on 17/02/04 regarding the site. She said the proposed development would have no implications on the archaeological remains on the site.
Therefore Babtie have no objections.

HEIDI LYNCH.

Date: 19 February 2004

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6176

Location: Church Farm, Church Lane, Finchampstead, Wokingham.

Proposal: Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use.

Applicant: Mr & Mrs A E Bishop C/O Simmons And Sons.

Case Officer: Heidi Lynch

The new plans show the following: 004 (Floor Plans) - Shows Floor Plans with removal of new build where existing cattle shed is.
003 (Elevations) - Shows proposed changes with removal of new build where existing cattle shed is.

Comments are required by 04/03/2004.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on 0118 974 6481.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/6176 Date Rec. 13/2/04

Location: Church Farm, Church Lane, Finchampstead

Parish: Finchampstead

Applicant: Mr & Mrs A E Bishop

Description of attached plans:
004 (Floor Plans) - shows floor plans with removal of new build where existing cattle shed is.
003 (Elevations) - shows proposed changes with removal of new-build where existing cattle shed is

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	☐
Urb. Design & Conservation	☐
Highways	☐
Dinton Pastures	☐
Environmental Health	☐

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

as above + neighbours only

Penny - I have taken a copy of the plans already

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: Yes

URGENT

Penny,

Could you please do this on Weds for me.

Cheers

Heidi

Re-advertise App. M

Redate Application M

New Site Notice M

Revised Proposal Description:

CASE OFFICER: Heidi

Consultations Sent by Admin. on: SR 19/2

Yellow - Case Officer Copy
Green - Part One Copy

J. N. Coles FRICS, FAAV
S. J. Brett FRICS, FAAV
G.D. White MRICS, FAAV
T. B. Dunn MRICS
K. J. Clarke MRICS, FAAV, ACIArb

Consultant
L. J. F. Mackay FRICS

Associates
R. J. Fuller FRICS, FAAV
R. S. Moser FNAEA
Caroline Cope
S.A. Jones BA FRICS
H. J. J. Riley BSc, CertREA, FNAEA
Wendy Smith
Sandra Edwards
P.D.G. Todd FRICS

SIMMONS & SONS
CHARTERED SURVEYORS • INDEPENDENT SINCE 1802

12 Wote Street, Basingstoke, Hampshire RG21 7NW
Residential Sales - Tel: (01256) 840077
Residential Lettings - Tel: (01256) 337100
Agricultural Department - Tel: (01256) 327711
Fax:(01256)320604
e-mail: basingstoke@simmonsandsons.com

76922

PLANNING
POL
DC
ENV
CS
13 FEB 2004
COPIES TO: ACK. FILE:

Ms. Heidi Lynch
Planning Services,
Wokingham Unitary,
P.O. Box 157, Shute End,
Reading,
Berkshire. RG40 1WR

REVISED PLAN

Our Ref: FH/GH/02/71

Date: 11th February 2004

Dear Heidi

Re: Change of Use of Farm Buildings at Church Farm, Finchampstead, Wokingham Application No. F2002/6176

Further to our previous telephone conversations, Alan Barnes Consulting Engineers have now submitted a survey to Harold Saunders, Conservation Officer at Wokingham District Council. I now enclose amended plans of the proposed changes showing floor plan and proposed changes now without any new build.

I trust this is all the information you require before drawing up your report.

Yours sincerely,

Fergus Hodge

Enc:

OBS

Sheila Viner

WOKINGHAM DISTRICT COUNCIL

From: Heidi Lynch
Sent: 16 February 2004 12:49
To: Sheila Viner
Subject: FW: Church Far, application 6176

This is an obs letter for app. F/2002/6176 which i am dealing with. Could you please record and then give back to me.

PLANNING SERVICES	HPT 76999 & obs
POL	TLS
DC	ENF
APP	
CS	

16 FEB 2004

COPIED 17/2/04

Ta Heidi

-----Original Message-----
From: GACockroft2@aol.com [SMTP:GACockroft2@aol.com]
Sent: 16 February 2004 12:16
To: heidi.lynch@wokingham.gov.uk
Subject: Church Far, application 6176

Dear Heidi, this appl. was started on 16 April 2002, so in two months time it will be two years old! This is absolutely ridiculous. There have been hiccups, as recently as November we found out that the applicants architects had been remiss in not giving you information requested in June 2003. Now all that is resolved, the applicant has conformed to all your requirements and now he wants a decision. Will this be scheduled for the next emergency DC meeting? if not, why not? I am in support of this appl. as it is in line with the previous development on the White Horse Lane side of the farm., it is allowed under HMG regulations., it is of no use for farming being too small for modern tractors and hay bales, and will fall into disrepair if not used, thus becoming another eyesore in the countryside. I hope therefore that you will be able to approve the applic. Regards Gerald A. Cockroft, Finch.South

POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council - A Unitary Authority Tel: (0118) 974 6000 www.wokingham.gov.uk
INVESTOR IN PEOPLE

Heidi Lynch Sent by email on 22 January 04

To: fhodge@simmonsandsons.com
Subject: Re: Church Farm, Finchampstead

Mr Hodge,

Thankyou for the e-mail received yesterday with regard to the existing use of the building. I now have most elements of this application completed with the exception of the structural report.

I have spoken with members of the policy, building and design team with regard to this case and the structural report submitted. All agree that the information provided is not sufficient to enable us to determine the application fully. To enable us to determine whether the building is suitable for conversion without major rebuilding or alteration, we need information pertaining to how you propose to bring the building up to current building standards.From this information we will be able to see how much rebuilding you are proposing, in line with policy requirements.

More specifically, the structural report submitted states that the rear wall to building 5 has cracks in it. Does this mean the entire wall will need rebuilding or can other works fix this? Also, please provide information on the existing floor and roofs and the proposed floor and roof.

This information is required because our policy states that buildings can be re-used but only without major rebuilding or alteration. The structural report you have submitted basically tells us what the existing building is like, not how it is planned to bring it up to current building requirements.

Also, I think it would be best if you could resubmit the proposed plans (floor space and elevations) showing the new-build section to be removed.

If this information can be submitted by Monday 2nd of February I will be able to take the application to the Feb 18th Development Control Committee. Otherwise it will have to go to Committee in March. If you are not minded to submit further details as requested, I will be forced to refuse the application based on inadequate information.

Regards,
Heidi Lynch

J. N. Coles FRICS, FAAV
S. J. Brett FRICS, FAAV
G.D. White MRICS, FAAV
T. B. Dunn MRICS
K. J. Clarke MRICS, FAAV, ACIArb

Consultant
L. J. F. Mackay FRICS

Associates
R. J. Fuller FRICS, FAAV
R. S. Moser FNAEA
Caroline Cope
S.A. Jones BA FRICS
H. J. J. Riley BSc, CertREA, FNAEA
Wendy Smith
Sandra Edwards
P.D.G. Todd FRICS

SIMMONS & SONS

CHARTERED SURVEYORS · INDEPENDENT SINCE 1802

12 Wote Street, Basingstoke, Hampshire RG21 7NW
Residential Sales - Tel: (01256) 840077
Residential Lettings - Tel: (01256) 337100
Agricultural Department - Tel: (01256) 327711
Fax:(01256)320604
e-mail: basingstoke@simmonsandsons.com

PLANNING SERVICES	HPT
POL	TLS
DC HL	ENF
APP	
CS	
23 JAN 2004	
COPIES TO	ACK
	FILE

76321

Ms. Heidi Lynch
Planning Services,
Wokingham Unitary,
P.O. Box 157, Shute End,
Reading,
Berkshire. RG40 1WR

BY POST & E-MAIL

Our Ref: FH/GH/02/71

Date: 21st January 2004

Dear Heidi

Re: Change of Use of Farm Buildings at Church Farm, Finchampstead, Wokingham Application No. F2002/6176

Further to our telephone conversation today, I can confirm that the new build on the south side of the proposed change of use at Church Farm, Finchampstead will not now be built, and the development will be purely the traditional buildings there in an 'L' shape.

The buildings at present are used for storage of foodstuffs as well as some livestock. The livestock and feeds could be kept elsewhere on the holding, as the building is not suitable due to the low eaves height, which makes it difficult to store and remove feed as well as to clean out any livestock pens. Also these traditional buildings are now unsuitable for livestock, due to the lack of airflow.

I hope this answers all your questions, but if you have any further queries or comments, please do not hesitate to contact me.

Yours sincerely,

Fergus Hodge

received 21/01/04
allocate to HL please.

J. N. Coles FRICS, FAAV
S. J. Brett FRICS, FAAV
G.D. White MRICS, FAAV
T. B. Dunn MRICS
K. J. Clarke MRICS, FAAV, ACIArb

Consultant
L. J. F. Mackay

Associates
R. J. Fuller FRICS, FAAV
R. S. Moser FNAEA
Caroline Cope
S.A. Jones BA FRICS

H. J. J. Riley BSc, CorREA, FNAEA
Wendy Smith
Sandra Edwards
P.O.G. Todd FRICS

PLANNING SERVICES	HPT 76249
FCC	TLS
DC HL	ENF
APP	
CS	
21 JAN 2004	
COPIES TO	ACK
	FILE:

12 Wote Street, Basingstoke, Hampshire RG21 7NW
Residential Sales - Tel: (01256) 840077
Residential Lettings - Tel: (01256) 337100
Agricultural Department - Tel: (01256) 327711

Fax:(01256)320604
e-mail: basingstoke@simmonsandsons.com

Ms. Heidi Lynch
Planning Services,
Wokingham Unitary,
P.O. Box 157, Shute End,
Reading,
Berkshire. RG40 1WR

BY POST & E-MAIL

Our Ref: FH/GH/02/71

Date: 21st January 2004

Dear Heidi

Re: Change of Use of Farm Buildings at Church Farm, Finchampstead, Wokingham Application No. F2002/6176

Further to our telephone conversation today, I can confirm that the new build on the south side of the proposed change of use at Church Farm, Finchampstead will not now be built, and the development will be purely the traditional buildings there in an 'L' shape.

The buildings at present are used for storage of foodstuffs as well as some livestock. The livestock and feeds could be kept elsewhere on the holding, as the building is not suitable due to the low eaves height, which makes it difficult to store and remove feed as well as to clean out any livestock pens. Also these traditional buildings are now unsuitable for livestock, due to the lack of airflow.

I hope this answers all your questions, but if you have any further queries or comments, please do not hesitate to contact me.

Yours sincerely,

Fergus Hodge

TO: **DEVELOPMENT CONTROL**
Kerrin Lithgow

FROM: Environmental Design

DATE: 12 January 2004

Location:	Church Farm, Church Lane, Finchampstead
Proposal:	Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use.
Application Number:	F/2002/6176

In response to your consultation dated 31 December 2003 for the above application, the landscape comments are as follows:

The landscape scheme as shown on the proposed landscape plan is now shows sufficient detail for the planning application to be determined and in the main is generally acceptable. I would also suggest that the native hedgerow indicated as no. 6 on the plan is continued along the entrance road, however this can be dealt with by condition.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 31 December 2003

To: Highways - SNA.

We have received Revised Plans for the following planning application:

Application Number: F/2002/6176

Location: Church Farm, Church Lane, Finchampstead, Wokingham.

Proposal: Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use.

Applicant: Mr & Mrs A E Bishop C/O Simmons And Sons.

Case Officer: KERRIN LITHGOW

The new plans show the following: Proposed highway access and proposed landscaping. Drawings: 'Proposed Highway access at Church Farm, Finchampstead' and 'Proposed Landscaping at Church Farm, Finchampstead'.

Comments are required by 09/01/2004.

Should you have any queries regarding this application please contact the case officer KERRIN LITHGOW on 0118 974 6441.

CONDITIONS

✓C122 – Parking + Turning (R122)

✓C124 – Cycle Parking (R124)

✓C127 – Vis. Before Development – insert '2.4m' x '25m' 'the junction of the new access with Church Lane. (R127)

✓C129 – Construction Vehicles (R129)

✓C130 – Mud (R130)

✓C133 – Access (Details to be Agreed (R133)

INFORMATIVE

✓NO7

S.N.AYTON 15.1.04

26. Feb. 2004

OB8

Reddon, Churchhare
Finchampstead RL40

Ref. F/2002/6176

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

01 MAR 2004 1/3/04

COPIES TO: ACK Church Farm
FILE:

~~Existing~~
~~4150th~~
public sewer in Church Lane

Dear Sir,

Application F/2002/6176 Church Farm

Thank you for your letter regarding above.

Despite any amendments to this application, I reiterate my previous objections.

Extra traffic and drainage is a main concern in our poor somewhat worn lane.

The buildings proposed will be far too large, somewhat similar to his previous application which was granted.

Once again this area does not call for office buildings. There are enough empty offices in Wokingham without encouraging more. Who wouldn't rather look at animals than offices?

Please refuse this application.

Yours faithfully,

Beryl J Andrews (Mrs.)

Development Control Manager
Wokingham District Council,
P.O. Box 157 Shute End.


Neighbours
Obs on
revised plans

OBS

Reddoro
Church Lane.
Finchampstead
Berks. RG40 4LT.

11.1.04

PLANNING SER. C	
POL	TLS
DC HL	EN
APP	
CS	
13 JAN 2004	
COPIES TO	

Dear Sir 13/1/04

Application No. F/2002/6176.

I have the following observations:-

1. In view of the extra traffic this will bring trust the Police and Highway Authority have approved the proposed highway access.
2. Is the main drainage system sufficient in this lane.
3. Is proposed landscaping sufficient in view of the fact that it will take some time to establish.

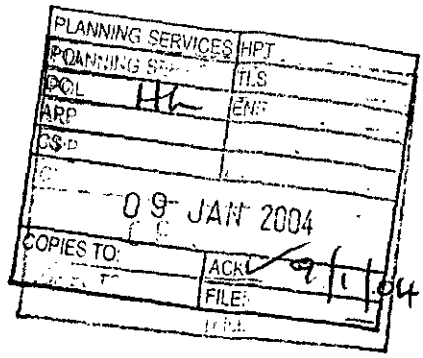
This notification was not received until 2 January 2004 very little time allowed for any inspection of plans

Yours faithfully,

Beryl M J Andrews (Mrs.)

Wokingham District Council
Planning Department.

6176 088



Chris & Richard Widman
Bellsway
Church Lane
Finchampstead
Berkshire
RG40 4LT

Tel : 0118 973 0269

7th Janaury 2004

Ms Heidi Lynch
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157, Shute End
Wokingham
Berkshire, RG40 1WR

Dear Ms Lynch

Application Number : F/2002/6176

I reply to your letter dated 31st December 2003 regarding the above planning application and I list below my concerns.

Whilst as far as I can judge from the plans I have no objection to the basic application, I hope a great deal of thought will be given to the following points.

1. Are the existing already fragile main sewers capable of taking an increase in volume?

2. During the long summer months the water pressure is reduced dramatically in Church Lane and in the kitchens of the Parish Centre at the top of the lane frequently there is no water in the taps at all. So obviously this situation needs to be resolved before any more demand on the water is made.

3. The new buildings will create more traffic in the lane which is narrow and the road surface already in a bad condition; a point to be considered.

4. Whilst the building is in progress, should permission be granted, there will be a great deal of inconvenience and disruption in the lane to the other residents. What stipulations/considerations will be place upon the builders and also upon Mr & Mrs Bishop of Church Farm? This is a very important point for all of us in Church Lane as Mr Bishop is extremely intolerant to his neighbours.

I would also like to point that we were only given 5 working days to respond to this letter, - is that the legal amount?

Please keep me advised of any developments.

Yours Sincerely

Chris Widman

Mrs Chris Widman

Date: 31 December 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6176

Location: Church Farm, Church Lane, Finchampstead, Wokingham.

Proposal: Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use.

Applicant: Mr & Mrs A E Bishop C/O Simmons And Sons.

Case Officer: KERRIN LITHGOW

The new plans show the following: Proposed highway access and proposed landscaping. Drawings: 'Proposed Highway access at Church Farm, Finchampstead' and 'Proposed Landscaping at Church Farm, Finchampstead'.

Comments are required by 09/01/2004.

Should you have any queries regarding this application please contact the case officer KERRIN LITHGOW on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/6176. Date Rec. 22nd December 2003.

Location: Church Farm, Church Lane, Finchampstead.

Parish: Finchampstead.

Applicant: Mr & Mrs A.E. Bishop.

Description of attached plans: Proposed highway access and proposed landscaping

Drawing No's: "Proposed Highway access at Church Farm, Finchampstead" and "Proposed Landscaping at Church Farm, Finchampstead".

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: No previous.

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From: _____

New Site Notice ~~Y~~ / N

Revised Proposal Description: N/A.

CASE OFFICER HL. 22/12.

Consultations Sent by Admin. on 31.12.PS

Yellow - Case Officer Copy
Green - Part One Copy

J. N. Coles FRICS, FAAV
S. J. Brett FRICS, FAAV
G.D. White MRICS, FAAV
T. B. Dunn MRICS
K. J. Clarke MRICS, FAAV, ACIArb

Consultant
L. J. F. Mackay FRICS

Associates
R. J. Fuller FRICS, FAAV
R. S. Moser FNAEA
Caroline Cope
S.A. Jones BA FRICS
H. J. J. Riley BSc, CertREA, FNAEA
Wendy Smith
Sandra Edwards
P.D.G. Todd FRICS

SIMMONS & SONS

CHARTERED SURVEYORS · INDEPENDENT SINCE 1802

12 Wote Street, Basingstoke, Hampshire RG21 7NW
Residential Sales - Tel: (01256) 840077
Residential Lettings - Tel: (01256) 337100
Agricultural Department - Tel: (01256) 327711
Fax:(01256)320604
e-mail: basingstoke@simmonsandsons.com

PLANNING SERVICES	HP 75580
POL	TLS
DC KL.	CRT
APP	
CS	
22 DEC 2003	
COPIES TO	ACK.
	FILE:

REVISED PLAN
--6176

Ms. K. Lithgow,
Planning Services,
Wokingham Unitary,
P.O. Box 157, Shute End,
Reading,
Berkshire. RG40 1WR

Our Ref: GDW.GH.02/71

Date: 19 December, 2003

Dear Ms Lithgow

Re: Change of Use of Farm Buildings at Church Farm, Finchampstead, Wokingham
Application No. F2002/6176

Further to your letter to Mr & Mrs A E Bishop on 8th December, we now have the additional information that you require, which is as follows:-

1. You required a landscape plan, therefore please find enclosed 6 copies of the proposed landscaping at Church Farm, Finchampstead. The timing of plantings will be for bare root plants between December and the end of March, and all plants are native species. On the attached plan we have shown details of the species and planting height. Landscaping is often dealt with by way of planning conditions, so if further landscaping is required, can we suggest that it is dealt with by condition in the planning permission.

2. You have asked for a further structural survey, however under Policy WRE2: the re-use and adaptation of rural buildings for commercial uses, it states that the buildings proposed for re-use are suitable for the proposed use without major re-building or alteration. As can be seen in the survey carried out by Alan Barnes Consulting Engineers, a firm of Civil & Structural Engineers, their professional opinion is that none of the building requires major re-building or alteration to accommodate the change of use from agricultural buildings to B1 Use. This answers the question as posed in your letter of 22.04.02.

   We do not believe that the commercial viability of the converted buildings is a planning issue. Our clients will have to make a decision whether to carry out the conversion or not once planning permission has been gained.

2/.....

3. Enclosed are 6 copies of the proposed highway access at Church Farm, which shows the visibility splays are set back 4 metres, significantly more than the required 2.4 metres. Also shown is the 12 No parking spaces, including 2 No disabled parking spaces and the secure and covered cycle parking area.

We hope this now gives you all the information you require and we look forward to hearing from you.

Yours faithfully

Simmons & Son

cc Mr & Mrs A E Bishop

Tel: (0118) 974 6441
Fax: (0118) 974 6484
Date: 8 December, 2003
My ref: F/2002/6176
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 and Mrs A.E. Bishop
Church Farm
Church Lane
Finchampstead
Berkshire
RG40 4L5

Dear Mr and Mrs Bishop

RE: CHURCH FARM, FINCHAMPSTEAD
PLANNING APPLICATION F/2002/6176

I refer to your recently submitted information at our brief meeting of the 12th of November 2003. I have circulated the information received with various Council officers, who still have several concerns with the application. They are as follows:

- The Landscape Officer has concerns that the plans provided lack detail. You need to provide a *detailed landscaping scheme* showing how landscaping can be provided along the frontage of the site as well as additional planting to the west of the proposed access to fill in the existing access, and replace the vegetation that will need to be removed. It needs to include substantial native tree and shrub planting, giving details of the full species name, size of plant at the time of planting and planting densities (as requested by letter on 7th June 2002). Should you require any information on what is required please contact Catherine Brimble on 0118 974 6470.

- The structural survey has been reviewed by our Urban Design and Conservation officer, who advises that the survey provided does not confirm what works need to be done to make the buildings commercially viable and comply with current building regulations. As you are aware from your previous application at Church Farm (Ref 99/70323/F) a full and complete structural survey is required. A structural survey to the level of detail as submitted in that previous application is what is expected.

- I have also discussed the application with our Highways Officer, who advises that the plans you have submitted are inadequate. As stated in my letter of the 7th of June 2002, you need to clearly show:
  - A plan at 1:500 indicating the visibility available at the site entrance onto Church Lane from a 2.4 mere setback
  - The plan should indicate 12 parking spaces (to include 2 Disabled Parking Spaces)
  - A secure and covered cycle parking facility.

  Should you wish to discuss the above, and the level of detail required, please contact Steve Auton (the Highways Officer dealing with this application) on 0118 974 6322.

I would suggest that you seek to engage another consultant to progress the application and to ensure adequate plans are supplied.

Should you wish to discuss these matters, please telephone me. However I would hasten to add that I did not find our meeting of the 12th of November very helpful, indeed I found it quite frustrating and upsetting. You inferred that the application decision is being unnecessarily delayed. May I again assure you that this is not the case. The information required was requested well within the timeframe of the application, and no further information has been requested outside of this.

You also expressed concern about the listing of the application, and that the application would be refused on non-planning grounds. Councillor Long has again written to me with concerns regarding the application, but these concerns, and indeed the planning merits of the application, will have to be discussed thoroughly at the Development Control Committee once all of the information is supplied. An application cannot be refused on non-planning grounds.

I have attached, for your records, a copy of the letter dated 7th June 2002 that I have referred to above. I have also copied this letter to Councillor Cockroft for his information.

Yours sincerely,

KERRIN LITHGOW

Principal Planning Officer - Southern Parishes

cc. Councillor G.A. Cockroft.

Date: 19 November 2003

To: Highways - SNA.

We have received Additional Plans for the following planning application:

Application Number: F/2002/6176

Location: Church Farm, Church Lane, Finchampstead, Wokingham.

Proposal: Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use.

Applicant: Mr & Mrs A E Bishop C/O Simmons And Sons.

Case Officer: Kerrin Lithgow

The new plans show the following: Proposed highway access details.

Comments are required by 29/11/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.

Discussed with S.A. week of 1st December. Inadequate plans - same concerns as previous. Need for revised plans. KL. 8/12/03.

p. 9

HIGHWAYS CONSULTATION SHEET

From: Kerrin Lithgow **Date:** 16 April 2002

Application Number: F/2002/6176

Proposal: Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Church Farm, Church Lane, Finchampstead, Wokingham.

Applicant:
Mr & Mrs A E Bishop C/O Simmons And Sons.

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).

Comment

— A plan is required @ 1:500 indicating visibility available at the site entrance onto Church Lane from a 2.4m setback. (The visibility is to be over the applicant's land, or land in their control, and highway land.

— The plan should also indicate 12 no. parking spaces, to include 2 No. Disabled spaces

— A secure and covered cycle parking facility is also to be shown

Signed: _____ **Print name:** S. N. ANTON

22.5.02

Date: 19 November 2003 20 NOV 2003

To: Harold Sanders – Urban Design & Conservation

We have received Additional Plans for the following planning application:

Application Number: F/2002/6176

Location: Church Farm, Church Lane, Finchampstead, Wokingham.

Proposal: Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use.

Applicant: Mr & Mrs A E Bishop C/O Simmons And Sons.

Case Officer: Kerrin Lithgow

The new plans show the following: Structural survey of the existing agricultural buildings to be converted. Survey by Alan Barnes Consulting.

Comments are required by 29/11/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.

PERHAPS I DO NOT HAVE THE FULL STRUCTURAL SURVEY; THIS DOES NOT ADVANCE THE APPLICATION BY CONFIRMING WHAT WORKS MUST BE DONE TO ACCOMMODATE THE PROPOSED CHANGE OF USE. THE INFORMATION DOES NOT CONFIRM WHAT WORKS ARE REQUIRED TO MAKE THE BUILDINGS COMMERCIALLY VIABLE AND COMPLY WITH CURRENT BUILDING REGULATIONS.

Harold Sanders

27.11.03.

ADDITIONAL INFORMATION

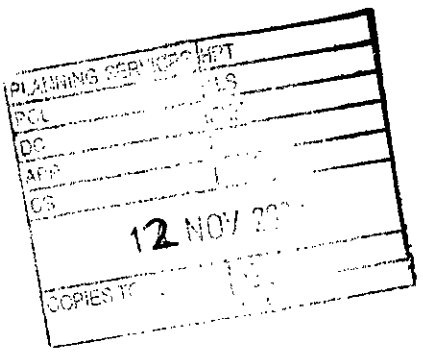
P-6176

ALAN BARNES

Consulting Civil and Structural Engineers

THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: (0118) 988 4010
FAX: (0118) 988 2386
e-mail: reading@alanbarnes.co.uk ▪ www.alanbarnes.co.uk

Ref: B142R.16402.0907.RS



CHURCH FARM

CHURCH LANE

FINCHAMPSTEAD

BERKS

~~**RG7 4ER**~~
RG40 4LS

INTRODUCTION

It is propsed to change the use of some agricultural buildings to B1 use. The report is to determine if major rebuilding or alteration will be required.

BACKGROUND

The buildings are single storey structures probably constructed over a period of time. The buildings are used mainly for storage, animal shelter and also a former shed.

INSPECTION

No – some block.

All the buildings are single storey brick structures with pitched slate roof. In order to simplify the reading of the report the buildings have been numbered and are noted on the attached sketch 16402/SK1.

BUILDING 1

?

, is it or not.

The building was formerly used for milking. The walls are 215mm solid brickwork supporting the first floor storage area. We understand the first floor is to be removed. The first floor is supported on 102 x 89 steel beams at approximately 1100mm centres. The clear opening of the door is 2050mm.

What about its structural qualities.?

floor / foundations

BUILDING 2

The solid masonry walls support the pitched slate roof. The roof construction is 100 x 47 rafters supported on 40 x 75 purlin spanning approximately 2300mm. The clear opening of the door to underside of the timber frame is 1890mm. The partition to building 3 is 100mm brick wall. floor.

BUILDING 3

The roof construction is similar to building 2 except the purlins span 3300mm. The headroom above the door is 1800mm, however the floor is approximately 150mm above ground level.

BUILDING 4

The construction is similar to buildings 2 and 3. There is an independent masonry structure within the building which could be removed without affecting the shell.

BUILDING 5 — falling down *.

This is constructed of solid masonry walls with pitched roof supported on post-tie beams at approximately 3800mm centres.

* The external wall to the rear has several cracks approximately 10mm wide. The corner has dropped approximately 60mm. The foundations appear to have subsided and further investigation will be required to determine the cause.

CONCLUSIONS AND RECOMMENDATIONS

The masonry appears sound except the rear wall of building 5. The cracks are probably due to subsidence and further investigation in the form of trial pits and monitoring is required to determine if the cracks are progressive and to recommend remedial measures.

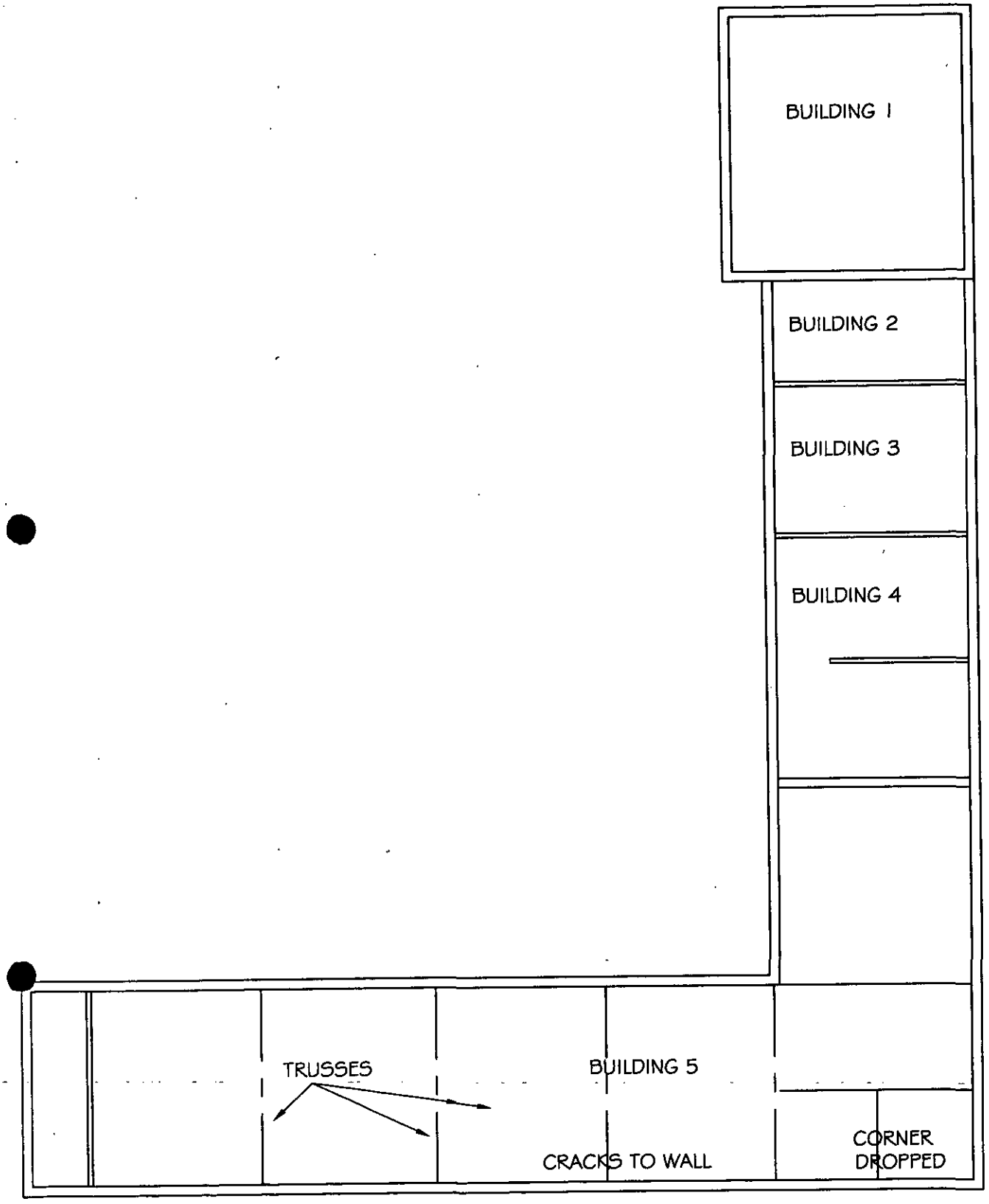
The roof will require some strengthening by replacing all the purlins and some of the beams in the barn.

In our opinion the buildings do not require major re-building or alteration to accommodate the change of use from agricultural buildings to B1 use.

.....

Rahul Sankhla BSc MI Struct E C Eng
ALAN BARNES CONSULTING ENGINEERS

Cc: File



JOB TITLE: CHURCH FARM, FINCHAMPSTEAD			
DRG. TITLE: KEY PLAN			
DRAWN	CHECKED	DATE: JULY 02	SCALE: NTS
DRG. No: 16402/SK01	CLIENT: MRS BISHOP		

AB
ALAN BARNES
Consulting Civil and Structural Engineers
THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: READING (0118) 988 4010 FAX: (0118) 988 2386
email : reading@alanbarnes.co.uk
website : www.alanbarnes.co.uk

TO: **DEVELOPMENT CONTROL**
Kerrin Lithgow

FROM: Environmental Design

DATE: 2 December 2003

Location:	Church Farm, Church Lane, Finchampstead
Proposal:	Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use.
Application Number:	F/2002/6176

In response to your consultation dated 19 November 2003 for the above application, the landscape comments are as follows:

The information that has been submitted by the applicant is not sufficiently detailed to be able to discharge the landscape condition.

The applicant will need to submit a detailed landscape scheme for the frontage of the site as well as additional planting to the west of the proposed access to fill in the existing access and replace the vegetation that will need to be removed. This will need to include substantial native tree and shrub planting in these areas, giving details of full species name, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

Tel. 0118 974 6441

Date: 19 November 2003

Your Ref:

My Ref: Kerrin Lithgow / **F/2002/6176**

WOKINGHAM DISTRICT COUNCIL

from
Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Councillor

Application Number: F/2002/6176

Site Address: Church Farm, Church Lane, Finchampstead, Wokingham.

Proposal: Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use..

Revised/additional plans show: Proposed landscaping of new entrance.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **29/11/2003**. Any comments received after this date may not be taken into account in determining the application.

Please quote reference number **F/2002/6176** in all communications and any response should be addressed to **Kerrin Lithgow** the case officer dealing with this application.

If you have any queries regarding this matter please contact the case officer on **0118 974 6441**.

I look forward to hearing from you.

Yours faithfully,

TO: *Kerrin Lithgow*

Development Control Officer

I am against changing agricultural barns into B.1 use -
Church Lane is narrow winding and rural in nature -
The exit is on a bend that I find difficult to tell if something is not coming at full speed and hidden by the bend.
There is a conservation area around the Church covering a large part of Church Lane -
The barns are in an area of special landscape value - It has too many reasons against to agree to this

Cllr Long

Date: 19 November 2003

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6176

Location: Church Farm, Church Lane, Finchampstead, Wokingham.

Proposal: Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use.

Applicant: Mr & Mrs A E Bishop C/O Simmons And Sons.

Case Officer: Kerrin Lithgow

The new plans show the following: Structural survey of the existing agricultural buildings to be converted. Survey by Alan Barnes Consulting.

Comments are required by 29/11/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/6176. Date Rec. 12 Nov. 2003.

Location: Church Farm, Church Lane, Finchampstead.

Parish: Finch.

Applicant: Mr & Mrs A.E. Bishop.

Description of attached plans: Structural Survey of the existing agricultural buildings to be converted.

Drawing No's: Structural survey by Alan Barnes Consulting

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	✓
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: N/A.

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From: _____

New Site Notice ~~Y~~ / N

Revised Proposal Description: N/A.

CASE OFFICER KAL.

Consultations Sent by Admin. on 19.11.03

Yellow - Case Officer Copy
Green - Part One Copy

Date: 19 November 2003

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6176

Location: Church Farm, Church Lane, Finchampstead, Wokingham.

Proposal: Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use.

Applicant: Mr & Mrs A E Bishop C/O Simmons And Sons.

Case Officer: Kerrin Lithgow

The new plans show the following: Proposed landscaping of new entrance.

Comments are required by 29/11/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.

Date: 19 November 2003

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6176

Location: Church Farm, Church Lane, Finchampstead, Wokingham.

Proposal: Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use.

Applicant: Mr & Mrs A E Bishop C/O Simmons And Sons.

Case Officer: Kerrin Lithgow

The new plans show the following: Proposed highway access details.

Comments are required by 29/11/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES

FACSIMILE TRANSMITTAL SHEET

TO: Fergus Hodge.	FROM: KERRIN LITHGOW
COMPANY: Simmons & Sons.	DATE: 11 - JUNE - 03.
FAX NUMBER: 01256 320604.	TOTAL NO. OF PAGES INCLUDING COVER: 2.
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Church Farm, Church Lane, Finch.	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

Faxed landscaping comments of 10/5/2002.

KERRIN LITHGOW
PRINCIPAL PLANNING OFFICER - SOUTH TEAM
DEVELOPMENT CONTROL
PH: 0118 974 6441
kerrin.lithgow@hotmail.com

J. N. Coles FRICS, FAAV
S. J. Brett FRICS, FAAV
G.D. White MRICS, FAAV
T. B. Dunn MRICS
K. J. Clarke MRICS, FAAV, ACIArb

Consultant
L. J. F. Mackay FRICS

Associates
R. J. Fuller FRICS, FAAV
R. S. Moser FNAEA
Caroline Cope
S.A. Jones BA FRICS

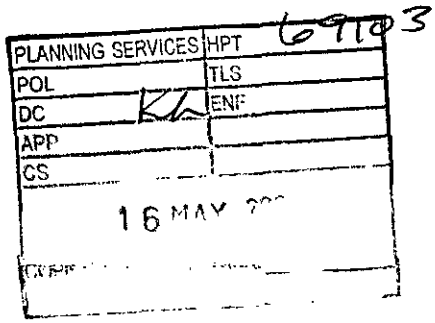
H. J. J. Riley BSc, CertREA, FNAEA
Wendy Smith
Sandra Edwards
P.D.G. Todd FRICS

SIMMONS & SONS

CHARTERED SURVEYORS · INDEPENDENT SINCE 1802

12 Wote Street, Basingstoke, Hampshire RG21 7NW
Residential Sales - Tel: (01256) 840077
Residential Lettings - Tel: (01256) 337100
Agricultural Department - Tel: (01256) 327711
Fax:(01256)320604
e-mail: basingstoke@simmonsandsons.com

Ms. K. Lithgow,
Planning Services,
Wokingham Unitary,
P.O. Box 157, Shute End,
Reading,
Berkshire. RG40 1WR



Our Ref: FH/ML/02/71

Date: 15th May, 2003

Dear Kerrin,

Re: Church Farm, Finchampstead – Application No. F2002/6176

Further to your letter of the 12th May, I am in the process of contacting our clients and we will advise you accordingly once we have heard back from them.

If you have any queries, please do not hesitate to contact me.

Yours sincerely,

Fergus Hodge

Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 12 May, 2003

My ref: F/2002/6176

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

Simmons and Sons
12 Wote Street
Basingstoke
Hampshire
RG21 7NW

Dear Sir

RE: CHURCH FARM, FINCHAMPSTEAD
APPLICATION NUMBER F/2002/6176

I refer to the above planning application, which was submitted to the council on 9th of April 2002.

From my records, it would appear that the last correspondence on file is that relating to the need for a structural survey and other details. A letter dated the 7th of June 2002 set out the necessary details.

Could you please advise if this information is to be forthcoming. If not, could you please advise if the application is to be withdrawn. I will otherwise have to make a recommendation on the application with the current level of information, and this may well be for refusal. If you do not reply within the next two weeks then I shall assume that the application is to be determined without the further information requested.

Should you have any questions on this matter please do not hesitate to contact me

Yours sincerely,

KERRIN LITHGOW

Principal Planner – South Area

File:
ChurchFarmWhiteHo
rseLane,Finch

Kerrin Lithgow
Senior Planning Officer
Environmental Services
Wokingham District Council

Tel: 0118 974 6441
Wk Mobile: 07714 226 771
kerrin.lithgow@wokingham.gov.uk

facsimile transmittal

To: Fergus Hodge, Simmons & Sons Fax: 01256 320 604

From: Kerrin Lithgow Date: ~~7/06/02~~ 24/06/2002

Re: Pages: 7

CC:

☐ Urgent ☑ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Re: Church Farm, Finchampstead.

Mr Hodge, as requested please see attached relevant policies with regards to structural surveys being required.

- Policy WRE2 (b)
- Inspectors report on WRE2 (see 7.166)
- SEALP Policy SC21 (b)

Regards,
Kerrin Lithgow.

POLICY WRE1: FARM DIVERSIFICATION INVOLVING USE OF LAND FOR NON-AGRICULTURAL OR FORESTRY PRODUCTION PURPOSES

PROPOSALS FOR FARM DIVERSIFICATION WILL BE ACCEPTABLE IN PRINCIPLE WHERE THEY COMPLY WITH THE REQUIREMENTS OF POLICY C11 OF THE BERKSHIRE STRUCTURE PLAN 1991 - 2006 AND DO NOT RESULT IN NEW BUILDINGS *OR OTHER URBANISING FEATURE* **(PA 7/27)** FOR, OR TO SUPPORT, THE USE PROPOSED. INDIVIDUAL PROPOSALS WILL ONLY BE ACCEPTABLE WHEN ALL THE FOLLOWING CRITERIA ARE MET:

a) THERE IS NO ADVERSE IMPACT ON HIGH QUALITY AGRICULTURAL LAND AS SET OUT IN POLICY WLL1

b) THERE IS NO DETRIMENTAL IMPACT ON THE CHARACTER AND APPEARANCE OF THE SITE AND THE AREA IN WHICH IT IS LOCATED, EITHER AS A RESULT OF THE INDIVIDUAL USE, OR THE USE WHEN SEEN CUMULATIVELY WITH OTHER USES IN THE LOCALITY

c) THERE ARE NO OVER-RIDING AMENITY, ENVIRONMENTAL OR ROAD SAFETY OBJECTIONS

d) THERE IS NO OBJECTION UNDER POLICY WT4 ON TRAFFIC GENERATION GROUNDS

e) THERE IS NO ADVERSE IMPACT ON THE WILDLIFE VALUE OF THE SITE OR ITS SURROUNDINGS OR UPON SITES OF REGIONAL GEOLOGICAL OR GEOMORPHOLOGICAL IMPORTANCE.

Implementation: Advice and discussion with farmers, and through the development control process in consultation with MAFF, BBONT and English Nature.

Monitoring: Planning applications determined.

Re-use of Rural Buildings for Commercial Uses

7.60 The re-use of rural buildings for new commercial, industrial and recreational uses can help to reduce the demand for new building and encourage a healthy rural economy. PPG 7 favours re-use of buildings for business rather than residential purposes. Provided the proposal is in keeping with its surroundings and does not lead to new buildings to house the original use, re-use of farm buildings or other rural buildings for non residential uses will be generally acceptable. However, it is acknowledged that not all proposals can be accommodated. There may be legitimate objections, based on local circumstances, that may override the advantages of re-use.

POLICY WRE2: RE-USE AND ADAPTATION OF RURAL BUILDINGS FOR COMMERCIAL USES

THE RE-USE AND ADAPTATION OF RURAL BUILDINGS WILL BE ACCEPTABLE IF ALL THE FOLLOWING CRITERIA ARE MET:

Cont.

A) THE FORM, BULK AND GENERAL DESIGN OF THE BUILDING IS IN KEEPING WITH ITS SURROUNDINGS

B) THE BUILDING PROPOSED FOR RE-USE IS SUITABLE FOR THE PROPOSED USE WITHOUT MAJOR REBUILDING OR ALTERATION

C) THE COMMERCIAL PROPOSAL DOES NOT RESULT IN REPLACEMENT BUILDINGS FOR AGRICULTURAL PURPOSES OR NEW BUILDINGS FOR, OR TO SUPPORT, THE USE PROPOSED

D) THERE ARE NO OVER-RIDING HISTORICAL ENVIRONMENT, ENVIRONMENTAL, ROAD SAFETY, VISUAL OR RESIDENTIAL AMENITY OBJECTIONS, ARISING FROM THE SCALE, IMPACT ~~(INCLUDING CUMULATIVE IMPACT)~~, CHARACTER OR SITING OF THE RE-USE AND ITS ASSOCIATED WORKS AND ACTIVITIES

E) THERE IS NO OBJECTION UNDER POLICY WT4 ON TRAFFIC GENERATION GROUNDS

F) THERE IS NO ADVERSE IMPACT ON THE WILDLIFE VALUE OF THE SITE OR ITS SURROUNDINGS OR UPON SITES OF REGIONAL GEOLOGICAL OR GEOMORPHOLOGICAL IMPORTANCE.

Implementation: Through the development control process in consultation with BBONT and English Nature.

Monitoring: Annual employment monitoring.

7.61 Where there is concern that fragmentation of a holding will result from the change of use, a planning obligation under Section 106 of the Town and Country Planning Act 1990 will be considered to prevent separation of the building proposed for non agricultural use from the existing farm or forestry land.

University and Research Units outside the Settlement of Shinfield

7.62 In the countryside in Shinfield Parish there are a several agricultural research units of Reading University, which have already or may in the future, become surplus to requirements because of changed academic priorities and/or relocation. Typically these units consist of varied numbers of substantial buildings of permanent construction, together with additional structures, temporary buildings or glasshouses and undeveloped land. Some of these sites have the benefit of an existing commitment for development. Others are identified as ~~reserve~~ **(PA 7/28)** sites for housing. (See Policy WH2, chapter 5 Housing). ~~The range of suitable alternative uses for the remainder does not include residential use, as any allocation for housing on these extensive sites would be detrimental to the aims of plan Policies WH2 and WSM1 and the achievement of a sustainable settlement south of the M4, and the designation of the area as countryside~~ *THIS POLICY APPLIES TO SITES THAT ARE NOT ALLOCATED FOR EITHER HOUSING OR EMPLOYMENT USE UNDER POLICIES WH2 OR WEM2 OF THIS PLAN. THE INTENTION OF THE POLICY IS TO PREVENT MAJOR URBANISATION OF THE RURAL AREA. IT SEEKS TO BALANCE REASONABLE DEVELOPMENT, WHICH TAKES ACCOUNT OF THE PLANNING HISTORY OF THE FORMER RESEARCH ESTABLISHMENTS, WITH PROTECTION OF THE COUNTRYSIDE WITHIN WHICH THEY ARE SET.* **(PA 7/28)**

7.63 The University also has a number of farm units in the area and these will be treated in the same way as any other agricultural holdings.

Inspectors Report on WRE2.

POLICY WRE2

REPRESENTATIONS

731	Farming and Rural Conservation Agency (formerly M.A.F.F.) (O)	1432	Countryside Agency (O)
958	R. R. Waterer & Co (O)	151	Dr J Erler (S)
		1491	St Nicholas Hurst Parish Council (S)

OBJECTION ISSUES

7.164 It was considered that criterion C) was unduly restrictive as it did not allow the construction of any new agricultural buildings following re-use for commercial purposes. The word "inappropriate" should be inserted prior to "replacement buildings".

7.165 It was said that re-building or major alteration could offer a better solution and reduce the demand for new buildings. This would encourage balanced communities and reduce the pressure on transportation. The policy should be amended and criterion B) removed. Another objector felt that criterion A) should refer to the use of local materials.

CONCLUSIONS

7.166 This policy is specifically directed towards the re-use of existing rural buildings and paragraph 3.14 of PPG 7 makes it clear that such proposals should not involve extensive reconstruction. As I have said previously, the use of existing resources in preference to new build is a sustainable objective, which I support. It is perfectly reasonable to be satisfied that someone wishing to re-use an existing building can do so without the need for extensive rebuilding or alteration.

7.167 However, care must be taken to ensure that there is the facility, where appropriate, to allow for future growth or expansion. I do not agree with the Council that PPG 7 precludes all new building and limited provision is permitted under Policy WCC4, which can take place without harm to the rural environment. Criterion C) implies that following re-use further agricultural buildings will not be permitted. Whilst I can understand the Council's desire to prevent abuse, it would be unduly restrictive to preclude future development at a time when farmers need to be encouraged to make best use of their resources. In the circumstances, I think that criterion C) should be deleted.

7.168 In my conclusions on Policy WCC4, I commented that reference to the use of local materials is an unnecessary restriction. Materials need not be local to respect local context and character. I also make the following additional comments in the interests of consistency. Reference to cumulative impact in criterion D) should be removed and criteria E) and F) deleted, for the reasons given in my conclusions under the previous policy.

RECOMMENDATION

7.169 That Policy WRE2 is amended by deleting criteria C), E) and F) and removing the words "including cumulative impact" from criterion D).

PARAGRAPH 7.62

(Proposed Amendment 7/28)

REPRESENTATIONS

2085 University of Reading (O)
152 Dr J Erler (S)

OBJECTION ISSUES

7.170 This objector did not consider that the University of Reading's existing research sites at Shinfield should be precluded from alternative residential uses. This objection would be satisfied by PA 7/28.

CONCLUSIONS

7.171 I have recommended that Policy WRE3 should be deleted and this paragraph is therefore superfluous.

RECOMMENDATION

7.172 That paragraph 7.62 is deleted.

PARAGRAPH 7.63

REPRESENTATIONS

153 Dr J Erler (S)

CONCLUSIONS

7.173 As there were no recorded objections to this paragraph, I make no comments.

F) THERE ARE NO HIGHWAY OBJECTIONS, AND SATISFACTORY PROVISION IS MADE FOR PARKING AND ACCESS;

G) ADEQUATE UTILITY SERVICES ARE AVAILABLE OR CAN BE PROVIDED SATISFACTORILY;

H) THE PROPOSAL INCLUDES AN ACCEPTABLE LANDSCAPING SCHEME.

1.3.55 Farm buildings may also bring opportunities to provide employment in the rural areas. Current Government advice stresses that where buildings can effectively be re-utilised, planning permission should not ordinarily be withheld. The opportunities offered will generally be small-scale and cater for the needs of the local population.

1.3.56 Despite this general presumption in favour of permissions for employment generating development in the rural areas, careful consideration will need to be given to the likely effects of any such proposal in terms of noise, smell, safety, health or excessive traffic generation. Wokingham District is not an area of high unemployment where there is an overriding need to provide new employment opportunities. For this reason the retention of unsuitable premises or those which currently have an adverse impact on the rural environment should not be perpetuated through conversion and in these cases permission will not normally be granted. Particular regard will need to be paid in the case of new uses for listed buildings, to ensure that they are suitable for adaptation or conversion, consistent with policies SBE16 and SBE17 of this plan.

❖ SC21 RE-USE OR CONVERSION OF BUILDINGS IN RURAL AREAS FOR NEW COMMERCIAL USES

IN RURAL AREAS, PROPOSALS FOR THE USE OR CONVERSION OF BUILDINGS FOR SMALL-SCALE COMMERCIAL ACTIVITIES WILL GENERALLY BE APPROPRIATE, PROVIDED THAT ALL OF THE FOLLOWING CRITERIA APPLY:

A) THERE IS NO SIGNIFICANT CONFLICT WITH ANY OTHER LOCAL OR STRUCTURE PLAN POLICY;

B) THE BUILDINGS ARE STRUCTURALLY SUITABLE FOR CONVERSION OR ADAPTATION. EVIDENCE THAT THIS IS SO WILL BE REQUIRED BEFORE PLANNING PERMISSION IS GRANTED. THIS WILL NORMALLY BE IN THE FORM OF A DETAILED REPORT PREPARED BY A SUITABLY EXPERIENCED AND QUALIFIED SURVEYOR OR ARCHITECT.

C) THE PROPOSAL DOES NOT DETRACT FROM THE SCALE AND CHARACTER OF THE BUILDINGS.

D) THE EXISTING BUILDINGS ARE NOT UNSIGHTLY OR OBTRUSIVE ELEMENTS IN THE LANDSCAPE.

E) THERE WILL BE NO ADVERSE EFFECT ON THE APPEARANCE, CHARACTER OR AMENITY OF THE COUNTRYSIDE OR NEARBY PROPERTIES.

F) THERE ARE NO HIGHWAY OBJECTIONS, AND SATISFACTORY PROVISION IS MADE FOR PARKING AND ACCESS.

G) ADEQUATE UTILITY SERVICES ARE AVAILABLE OR CAN BE PROVIDED SATISFACTORILY.

H) THE PROPOSAL INCLUDES AN ACCEPTABLE LANDSCAPING SCHEME.

IN ADDITION, PARTICULARLY FAVOURABLE CONSIDERATION WILL BE GIVEN TO PROPOSALS WHICH WOULD PROVIDE PLANNING BENEFITS WHICH ARE CONSISTENT WITH OTHER POLICIES IN THE PLAN. SUCH BENEFITS COULD INCLUDE:-

A) THE MAINTENANCE OR IMPROVEMENT OF A LISTED OR ARCHITECTURALLY IMPORTANT BUILDING;

B) THE PROVISION OF ONE OR MORE SMALL STARTER UNITS FOR OCCUPATION BY LIGHT INDUSTRIAL USERS;

C) A SIGNIFICANT ENVIRONMENTAL IMPROVEMENT IN THE AREA ARISING FROM DEVELOPMENT;

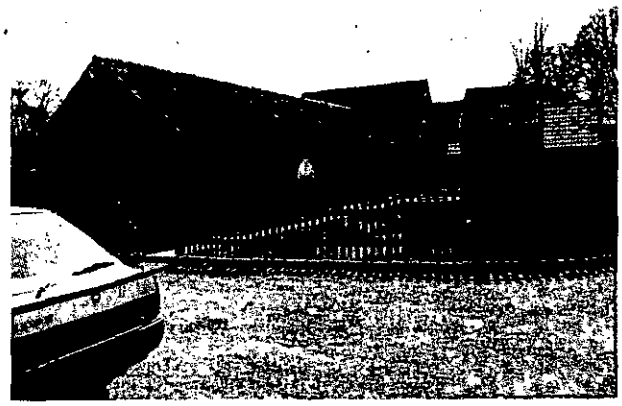
D) THE PROPOSAL ADDS TO THE VARIETY OF LOCATIONS AND TYPES OF PREMISES AVAILABLE.

ALSO, IN CONSIDERING PROPOSALS FOR THE RE-USE OR CONVERSION OF BUILDINGS, THE DISTRICT COUNCIL WILL NORMALLY IMPOSE CONDITIONS REMOVING PERMITTED DEVELOPMENT RIGHTS FOR THE EXTENSION OF THE BUILDINGS WHERE THIS WOULD BE LIKELY TO AFFECT ANY OF THE CONSIDERATIONS OF THIS POLICY.

FARM SHOPS AND OTHER SIMILAR RETAIL ACTIVITIES IN RURAL AREAS

1.3.57 Increased car ownership has improved accessibility to the countryside. Combined with changes in shopping preferences and clear cost advantages, this has encouraged many producers to sell direct to the public. The Local Plan Area accordingly contains a number of farm shops, "country markets", garden centres, and "pick your own" schemes. Where the size of the operation remains small or seasonal it is unlikely to cause any local nuisance, and many provide positive shopping advantages for local residents in rural areas. As the scale of the activity is likely to be limited by the volume and range of produce grown on the site, it should not seriously affect retail patterns in the area.

1.3.58 As the scale of such operations increases, problems can arise due to the attraction of large volumes of traffic, parking and access difficulties, the erection of permanent shop premises and the proliferation of advertisements. In addition there may be a tendency to expand the range of goods offered by bringing in merchandise which is not produced on the site. It is not considered that the countryside is a suitable location for the sale of goods other than those produced locally. Similarly it will not normally be acceptable to site a new building divorced from other groups of farm buildings and there will always be a preference for the re-use of existing suitable buildings rather than the erection of new ones.



❖ SC22 FARM SHOPS

PLANNING APPLICATIONS FOR THE ESTABLISHMENT OF RETAIL SALES OUTLETS ON EXISTING AGRICULTURAL, HORTICULTURAL OR NURSERY HOLDINGS MAY BE ACCEPTABLE PROVIDED THAT:

A) THE SALES ARE TO BE OF FOOD, OR OTHER PRODUCTS WHICH MOSTLY ORIGINATE ON THE SAME SITE OR ANCILLARY HOLDINGS.

B) WHERE OTHER MERCHANDISE IS TO BE SOLD WHICH IS NOT PRODUCED ON THE SITE IT SHALL NOT FORM A SIGNIFICANT PROPORTION OF TOTAL SALES EITHER IN VOLUME OR VALUE.

C) THERE ARE NO OVER-RIDING HIGHWAY ENVIRONMENTAL OR PLANNING OBJECTIONS.

* * * COMMUNICATION RESULT REPORT (24.JUN.2002 10:22) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
513	MEMORY TX		901256320604	OK	P. 7/7

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

J. N. Coles FRICS, FAAV
S. J. Brett FRICS, FAAV
G. D. White MRICS, FAAV
T. B. Dunn MRICS
K. J. Clarke MRICS, FAAV ACIArb.

Consultant
L. J. F. Mackay FRICS

Associates
R. J. Fuller FRICS, FAAV
R. S. Moser FNAEA
Caroline Cope
S. A. Jones BA FRICS
H. J. J. Riley BSc, CertREA, FNAEA
Wendy Smith
Sandra Edwards

SIMMONS & SONS
CHARTERED SURVEYORS · INDEPENDENT SINCE 1802 · RICS

12 Wote Street, Basingstoke, Hampshire RG21 7NW
Residential Sales- Tel: (01256) 840077
Residential Lettings- Tel: (01256) 337100
Agricultural Department- Tel: (01256) 327711
Fax: (01256) 320604
e-mail: basingstoke@simmonsandsons.com
www.simmonsandsons.com

PLANNING SERVICES 57809
POL
DC KL
APP
CS
24 JUN 2002
COPIES TO
ACK:
FILE:

Ms. K. Lithgow,
Planning Services,
Wokingham District Council,
P.O. Box 157, Shute End,
Reading,
Berkshire. RG40 1WR

BY FAX: 01189 9746484
& POST

Our Ref: FH/MC/02/71

Date: 21st June, 2002

Dear Ms. Lithgow,

Re: Change of Use of Farm Buildings at Church Farm, Finchampstead, Wokingham

Further to your letter of the 7th June, I have now contacted Catherine Brimble from the Landscaping Department at Wokingham District Council and Steve Auton of the Highways Department. They have explained exactly what they require.

I have had a telephone call from my clients regarding the precise wording of the policy they have to conform to with reference to the structural survey, as they are now instructing a structural surveyor to carry out this work. Could you also provide me with details of how we would remove the new build portion of this proposal, can it be done just by correspondence?

Yours sincerely,

Fergus Hodge

32 Bell Street
Henley-on-Thames
Oxfordshire, RG9 2BH
Telephone: (01491) 571111
Fax: (01491) 579833
e-mail: henley@simmonsandsons.com

1 High Street
Marlow
Buckinghamshire SL7 1AX
Telephone: (01628) 891111
Fax: (01628) 898233
e-mail: marlow@simmonsandsons.com

The Estate Office
Peper Harow
Godalming
Surrey, GU8 6BQ
Telephone: (01483) 418151
Fax: (01483) 418171

primelocation.com

Kerrin Lithgow

From: Natalie Brown
Sent: 14 June 2002 15:14
To: Kerrin Lithgow
Subject: Church Farm, Church Lane

HI,

I will be recommending my barn application for approval. Mike T spoke to Cllr Long on friday and she is ok with this, but wants your barn conversion application listed for committee. Before you write your committee report can you please call her with intended committee date so she can be sure that she is free to attend.

Thanks

Natalie

Natalie Brown
Planning Officer
Development Control
Wokingham District Council

Tel: 0118 974 6492
Fax: 0118 974 6484
Email: Natalie.Brown@wokingham.gov.uk
www.wokingham.gov.uk

Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 7 June, 2002

My ref: F/2001/6176

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

Simmons & Sons
12 Wote Street
Basingstoke
HAMPSHIRE
RG21 7NW

Attn: Mr Fergus Hodge

Dear Mr Hodge

RE: CHANGE OF USE OF FARM BUILDINGS AT CHURCH FARM, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE

I refer to the above application. As you are aware there have been several issues regarding this application which have arisen. Within this letter I firstly want to point out the results of the consultation, followed by revisions and further pieces of information which need to be submitted in order for the application to proceed.

CONSULTATION (please note that these are summaries for illustrative purposes only)

- **Policy** – The re-use of agricultural buildings as part of a diversification proposal can be supported. Subject to all other issues being covered, considers that the proposal can be supported in policy terms.
- **Environment Agency** – No objection in principle, provided that certain conditions are met (you should have received a copy of this).
- **Highways** –
  - A plan is required @ 1:500 indicating the visibility available at the site entrance onto Church Lane from a 2.4m setback (the visibility is to be over the applicants land, or land in their control, and highway land)
  - The plan should also indicate 12 parking spaces (to include 2 Disabled Parking spaces)
  - A secure and covered cycle parking facility is also to be shown.
- **Finchampstead Parish Council** – no objections.
- **Landscaping** – …'As part of the proposals the applicant will need to submit a detailed landscaping scheme for the frontage of the site as well as additional planting to the west of the proposed access to fill in the existing access and replace the vegetation that will need to be removed. This will need to include substantial native tree and shrub planting in these areas, giving details of full species name, size of planting and planting densities….Existing and proposed ground levels in relation to the proposed access will also need to be provided by the applicant'.
- **Royal Berkshire Fire and Rescue Service** – No additional fire hydrant provision, access for firefighting should be as per Approved Document B to the Building Regulations 1991 Part B5 and

the Berkshire Act. (Comments made for planning purposes only – usual statutory consultation with regard to Building Regulations is still required).

- **Listing** - The application has been listed by Councillor M. Long. The application will therefore have to go to the Development Control Subcommittee (I will advise of dates for this once all the information is gathered together).
- **Environmental Protection and Housing** – have recommended conditions should the application be approved.
- **Countryside Service** – Informative needs to be attached to any approval re: the presence of bats.
- **Access Officer** – You should have received a copy of these comments already.
- **Neighbours letters** – Four letters received raising a variety of issues. I advise you to look at these on file.

ADDITIONAL INFORMATION/AMENDMENTS REQUIRED

- ☐ Structural survey (as per my letter of 22nd April 2002).
- ☐ Amendments to remove the 'new build' portion of the proposal. As discussed with the applicant at his visit to the Council this new build portion cannot be supported by the Council as it does not represent conversion of a redundant farm building and as such falls short of policy WCC1 of the Wokingham District Local Plan.
- ☐ Revised plans to meet with highways comments above (should you need details on exactly what is required, please contact Steve Auton on 0118 974 6322).
- ☐ Landscaping plans to meet with Landscaping comments above (should you need details on exactly what is required, please contact Catherine Brimble on 0118 974 6470).

Should you have any questions regarding the above please do not hesitate to contact me.

Yours sincerely,

KERRIN LITHGOW

Senior Planner

Kerrin Lithgow
Senior Planning Officer
Environmental Services
Wokingham District Council

Tel: 0118 974 6441
Wk Mobile: 07714 226 771
kerrin.lithgow@wokingham.gov.uk

facsimile transmittal

To: Fergus Hodge Simmons & Sons. Fax: 01256 320 604

From: Kerrin Lithgow Date: 7/06/2002

Re: Pages: 3

CC:

☐ Urgent ☑ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Re: Church Farm, Finchampstead.

Please see attached letter.

Regards,

K. Lithgow.

Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 22 April, 2002

My ref: F/2002/6176

Your ref: FH/MC/02/71

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

Simmons and Sons
12 Wote Street
Basingstoke
Hampshire
RG21 7NW

Dear Simmons and Sons

RE: CHURCH FARM, FINCHAMPSTEAD

Regarding the above application, as you are no doubt aware Policy WRE2 of the Wokingham District Local Plan (Deposit Draft) states that any building proposed for re-use should not require major rebuilding or alteration. Therefore, in this case a structural engineers report on the various buildings will be necessary in order to assess the conversions properly.

Please note that additional pieces of information may yet be required, as I am yet to hear from other internal and external consultees regarding this application. In the meantime however, you may wish to have the above piece of work undertaken.

Yours sincerely,

KERRIN LITHGOW

Senior Planner