LISTING FORM

Case officer: **Kerrin Lithgow** Application Number: **F/2002/6176**

Church Farm, Church Lane, Finchampstead, Wokingham.

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

I wish this application to be listed should the officers recommendation be for: GRANT/~~REFUSAL~~

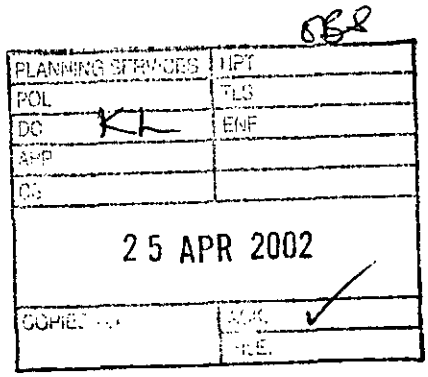
and my reasons are:

Great concern that it will bring industry to a rural part of the village — He has already converted some barns to office use Traffic is a concern where the barn has blind corners

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: M Long Date: 20 May 02

Councillor M Long



White Cottage
Church Lane
Finchampstead
Wokingham
Berkshire
RG40 4LT

23rd April 2002

Kerrin Lithgow
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr. Lithgow,

Ref: F/2002/6176

I have a number of concerns with respect to the recent planning application F/2002/6176, as submitted by the owners of Church Farm, Church Lane, Finchampstead.

Firstly I would like to say that in principle I have no objection to the proposed change in use of the current agricultural buildings to B1.

My area of concern relates to the following four points:

1. The proposed new building
2. Landscaping
3. Road widening
4. Proposed new access

1. The proposed new building
The plan for the proposed new building shows windows on the road side (south elevation). These windows are directly opposite my house and as such would affect privacy. A number of main living areas of my house would be affected. On the plan these windows are quite high up and therefore probably intended just for daylight. If the windows were frosted and unable to open then this would no longer be a concern.

Neighbours
Objections

2. Landscaping
From the plan it is not clear how high, or of what construction, the proposed hedge bordering the road will be. It is assumed that the areas around the buildings will be used for vehicle and people movements. As such, if the hedge were not of an acceptable height and construction my privacy would be compromised. A solution would be to maintain a non-deciduous hedge of appropriate height (probably five or six feet high) to provide a screen.

hedge?

3. Road widening
As part of the proposed new access, it is also proposed to gradually widen the lane either side of the new entrance. It is my concern that this will enhance an already dangerous situation. Vehicles tend to travel too fast along Church Lane, and, this slighter wider section around the new entrance will only encourage further speeding. I believe that this will cause a safety issue particularly for the entrances of White Cottage, The Water Garden, and indeed of the proposed new access itself. In addition the lane will rapidly narrow back to its normal width in either direction. This will cause any speeding vehicles to break heavily should another vehicle be approaching in the opposite direction. This is clearly a safety issue, particularly as pedestrians and horse riders heavily use this section of Church Lane.

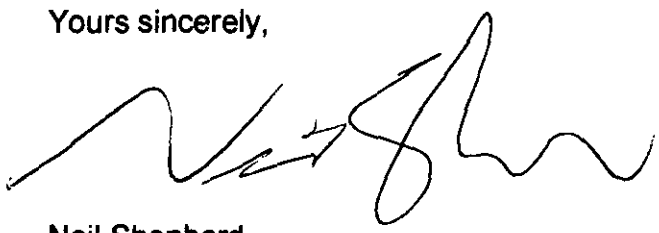
4. Proposed new access
The suggested location of the proposed new entrance will cause vehicles turning left out of the new entrance to be directly facing my house. Again this will affect my privacy and will also cause the nuisance of light pollution from their headlights, particularly during the winter months.

The current farm entrance is already established and is quite capable of accommodating all types of vehicles – from cars to large HGVs. A potential solution to both 3 and 4 (above) would be to use the existing farm entrance.

* existing farm entrance?

I hope you find this letter to be balanced, and to every concern above I've also suggested a potential solution. As mentioned earlier I have no overall objection to the proposed plans, however, I would like my points of concern to be taken into consideration.

Yours sincerely,



Neil Shepherd.

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CS |
10 MAY 2002
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FILE:

2A Cricket Hill
Finchampstead
Wokingham
RG40 3TN

Kerrin Lithgow
Senior Planning Officer
Planning Dept
Wokingham District Council
Shute End, Wokingham

7 May 2001

Dear Ms Lithgow

Objection to F2002/6176

Church Farm, Church Lane, Finchampstead.

I wish to record my objection to the above application to convert existing farm buildings to B1 use, at the above location. I also object to the construction of an additional new building, also for B1 use.

Whilst PPG 7 encourages alternative use for farm buildings, I have seen no evidence that continued use for agricultural purposes is no longer viable. PPG 7 supports alternative use of redundant farm buildings.

Church Lane is a narrow road, and B1 use (offices) would result in a significant and unacceptable increase in vehicles using this unsuitable road to the detriment of road safety. This is also contrary to the sustainability principles in PPG 3 and PPG 13. This location is also too far away from public services and is not served by public transport.

I believe that part of the site lies within a Conservation Area and that this proposal would be in conflict with WHE 2-5 and WBE 17-18 of the Local Area Plan. Much of the site also lies within an Archaeological Site which should be protected, (WHE 15 and 17).

Finally, granting this application would be contrary to the recent Inspectors Report (Mr David Hollis), which does not support any large scale development in Finchampstead due to the constraints of the already overloaded local infrastructure.

Please refuse this application.

Yours sincerely

E.J. Kilsby

Phone: See below for details

Date: 14 May 2002

Your Ref:

My Ref: F/2002/6176

WOKINGHAM UNITARY
Aiming for Excellence

E J KILSBY
2A CRICKET HILL
FINCHAMPSTEAD
BERKS
RG40 3TN

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 No: 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.

Thank you for your comments on the above mentioned planning application.

You can contact the Central Support Team on (0118) 974 6429 if you require additional information about the proposal, but please note that only written comments can be taken into consideration when determining the application. You are also reminded that all comments received are open for the public to view, this includes the applicant or their appointed agent.

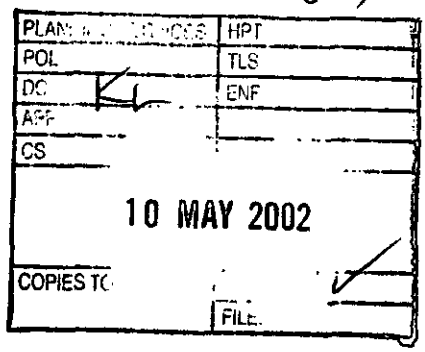
We will inform you in writing of the decision when this application is determined.

Yours faithfully,

Anna Cronin

Head of Planning and Transportation

MS



Hollyoak
Cricket Hill
Finchampstead
Wokingham
Berkshire
RG40 3TN

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

9 May 2002

Dear Ms Lithgow

Objection to F/2002/6176
Church Farm, Church Lane, Finchampstead.

I object to the above planning application to convert and extend existing farm buildings to form offices (B1Use) and also to construct an additional new (B1Use) building. The proposed site appears to lie within a Conservation Area and forms part of an Archaeological Site (both as designated in the Wokingham District Local Plan 1996-2006). Such intensified commercial usage would seem incompatible with these two designations.

Clearly, PPG 7 encourages alternative uses for redundant farm buildings but it would appear that Church Farm is a fully operational livestock farm. I cannot see any evidence that there is an economic need to seek alternative building use (B1), since the farm appears to be viable.

Access to the proposed site can only be via one of two roads – Church Lane or White Horse Lane. Both roads are very narrow with several blind bends. Neither road has any footway. These particular roads are also used extensively by horse riders, cyclists and walkers, as they form part of a series of well publicised rural recreational routes, which link up with both Public Footpaths and Bridleways. The proposed new development, if allowed, would result in a significant daily increase in traffic, since there is no public transport in the locality. Such a substantial increase in traffic movements would inevitably have serious safety implications, for all users of Church Lane and White Horse Lane, including local residents as well as the many recreational users of these narrow rural lanes. I estimate that this development would result in at least a 10% increase in traffic flow – Planning Inspectors regard any increase over 5% as having a serious impact.

In the October 2001 Inspectors Report on the WDLP, Mr Hollis commented specifically on a potential housing development at Church Farm as follows: *"I have observed that congestion at peak hours is already severe in this area and that the additional car-borne traffic likely to be generated would exacerbate an already unsatisfactory situation, which is contrary to the objectives of PPG 3 and PPG 13"*. I contend that traffic generated by this B1 development would result in the same problems identified by the Inspector.

Should you be minded to allow this application, it should be subject to a Section 106 Agreement, to contribute towards improvements to local road safety, footpaths and amenities.

Please reject this inappropriate and unnecessary application.

Yours sincerely

Simon Weeks

Phone: See below for details

Date: 14 May 2002

Your Ref:

My Ref: F/2002/6176

WOKINGHAM UNITARY
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SIMON WEEKS
HOLLYOAK
CRICKET HILL
FINCHAMPSTEAD
BERKS
RG40 3TN

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 No: 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.

Thank you for your comments on the above mentioned planning application.

You can contact the Central Support Team on (0118) 974 6429 if you require additional information about the proposal, but please note that only written comments can be taken into consideration when determining the application. You are also reminded that all comments received are open for the public to view, this includes the applicant or their appointed agent.

We will inform you in writing of the decision when this application is determined.

Yours faithfully,

Anna Cronin

Head of Planning and Transportation

4th May 2002

"Reddoro"
Church Lane
FINCHAMPSTEAD
Berk RG 40 4LT

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Dear Sir,

Re: F/2002/617 Church Farm Finchampstead.

I have received notice of the above application and have following comments.

It is just not an appropriate place to put another group of offices

When this man's previous application was made in September 1999 it was obvious that by giving consent you were creating a precedent.

As B1 use covers many things including offices to light industry what will be next I ask myself?

Is Church Farm to become a business park?

Added traffic from employees and deliveries will be a hazard.

Have any of you seen the condition of Church Lane?

Have appropriate Department agreed fresh access?

Walking around Wokingham many vacant offices can be seen so why allow them to be introduced in the countryside. which seems to be shrinking every day in view of the application being granted. Much rather have the pleasure of looking at animals.

I trust this application will be refused.

Yours faithfully,

Beryl M.J. Andrews (Mrs.)

K. Lithgow Esq.,
Wokingham Unitary
Development Control Officer,
Shute End RG40 1WR

Phone: See below for details

Date: 14 May 2002

Your Ref:

My Ref: F/2002/6176

WOKINGHAM UNITARY
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MRS B M J ANDREWS
REDDORO
CHURCH LANE
FINCHAMPSTEAD
BERKS
RG40 4LT

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 No: 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.

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You can contact the Central Support Team on (0118) 974 6429 if you require additional information about the proposal, but please note that only written comments can be taken into consideration when determining the application. You are also reminded that all comments received are open for the public to view, this includes the applicant or their appointed agent.

We will inform you in writing of the decision when this application is determined.

Yours faithfully,

Anna Cronin

Head of Planning and Transportation

See Part One Plans

To:
Harold Sanders
Urban Design And Conservation Officer

From: Kerrin Lithgow

Date: 16 April 2002 17 APR

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 within **7 days** of the above date.

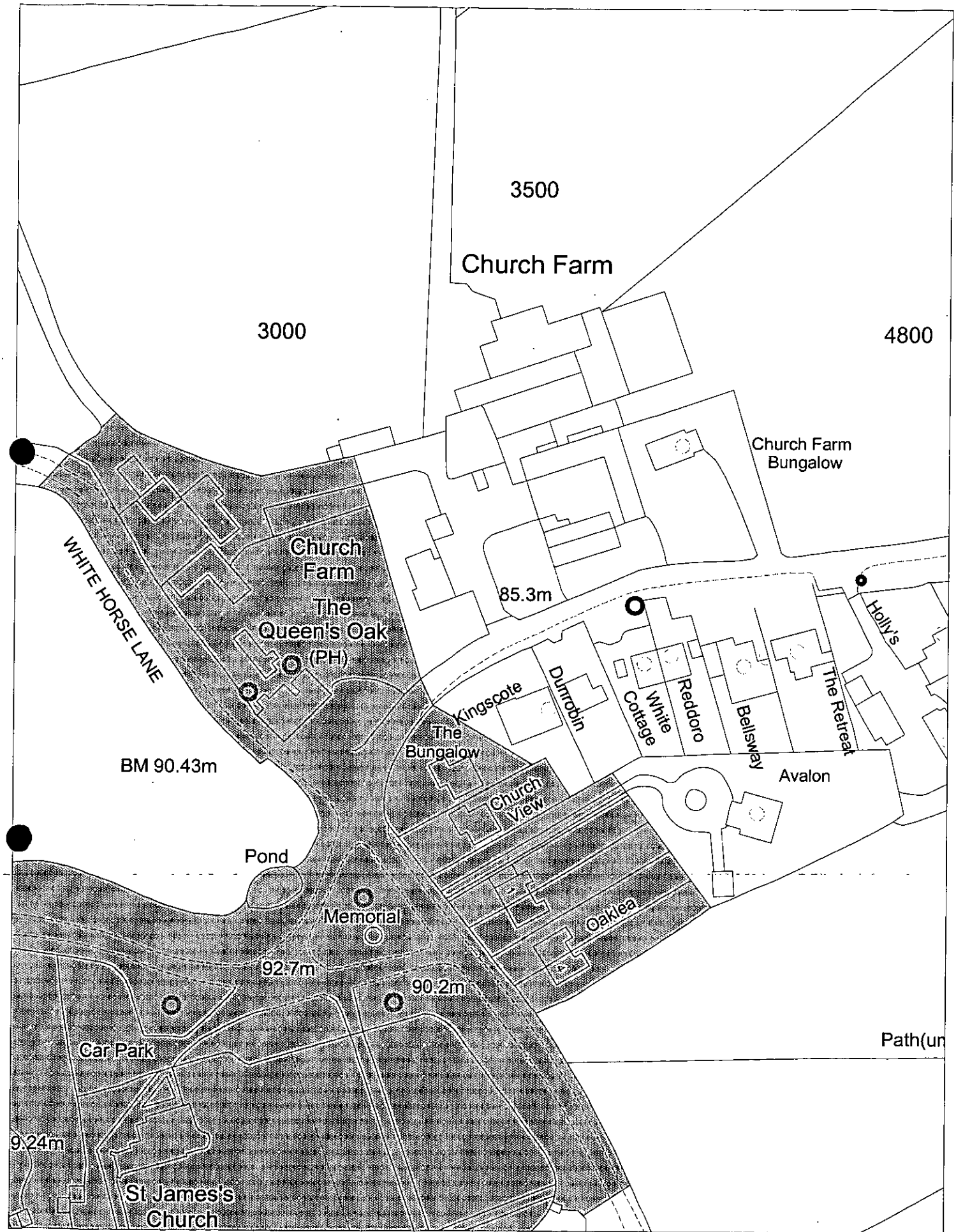
NO TPO
Small section in CA (See plan)

AS THE DEVIL'S HIGHWAY PASSES VERY CLOSE TO ONE OF THE BUILDINGS IT WILL BE NECESSARY TO SEEK ADVICE ON POSSIBLE ARCHAEOLOGY ISSUES WITH OUR CONSULTANTS (BASTE)

THE BUILDINGS ARE NOT LISTED, WITHIN THE CONSERVATION AREA, OR SIGNIFICANT HISTORIC INTEREST

I DO NOT OPPOSE THE CHANGE OF USE.

Harold Sanders
16.06.02



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Landscape Section, Environmental Services, Wokingham District Council.
19 April 2002

Scale: 1 : 1250

N W E S

☎ 0118 974 6379 (Direct Line)

Tuesday, 30 April 2002

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Simmons and Sons
12 Wote Street
Basingstoke
Hampshire
RG21 7NW

WOKINGHAM UNITARY
Aiming for Excellence

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2002/6176

Address: Church Farm, Church Lane, Finchampstead, Wokingham

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

When a building is altered there is no obligation (under the building regulations) to improve access and facilities for disabled people. However, the level of provision after alteration should not be any worse.

An extension should be at least as accessible to and useable by disabled people as the building being extended. Where an extension which is independently approached and entered from the boundary of the site it should be treated in the same manner as a new building.

With respect to the proposed extension:

1. To ensure that the principal entrance has a level approach. Where site constraints necessitate an approach steeper than 1:20 a ramped approach should be provided.
2. That any ramped approach should satisfy the requirements of Part M2 (para 1.19)
3. That the entrance into the building is suitable and accessible for use by disabled visitors (Part M2 Para 1.31).
4. That any applicable stepped approach satisfies the requirements of Part M2 (para 1.24)

Kerrin Lithgow

From: Andy Glencross
Sent: Friday, April 19, 2002 12:19 PM
To: Kerrin Lithgow
Subject: PA F/2002/6176 Church Farm Church lane Finchampstead

Hi Natalie

As this application only involves a change of use and not a demolition we will not require a bat survey. However we should attach the following informative to any permission granted.

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.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Kerrin Lithgow

From: Peter Banks [banksp@RBFRS.co.uk]
Sent: 25 April 2002 14:29
To: 'kerrin.lithgow@wokingham.gov.uk'
Subject: Plan App F/2002/6176

With reference to your letter regarding the above planning application I confirm the following

1 There is no additional requirement for hydrant provision.

2 Access for Firefighting should be as per Approved Document B to the Building Regulations 1991 Part B5 and the Berkshire Act.

3 These comments are made for planning purposes and the usual statutory consultation with regard to Building Regulations is still required.

We have retained your plans for file.
If you have any further enquiries please do not hesitate to contact me.

Peter Banks
Operations Support Officer
Royal Berkshire Fire & Rescue Service
01189322927

Memo

To: Kerrin Lithgow

From: Conrad Moore

Date: 29/04/02

Re: **Policy Comments upon F/2002/6176**

Change of use of agricultural barns to B1 use plus erection of new building for B1 use at Church Farm, Church Lane, Finchampstead.

Countryside & Rural Economy Policy

PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. However PPG 7 was amended in March 2001 to "encourage rural enterprise". It sees a competitive and sustainable agricultural industry as vital to the economic, social and environmental well being of rural areas. PPG 7 encourages business re-use of redundant buildings rather than residential. Government has also placed greater emphasis on rural economy and farm diversification. The Government is seeking to assist farmers and their enterprises. The Council should reflect this, where there is no material conflict with other policies in the Plan. PPG 7 makes clear that the Government policy is that competitive and sustainable agricultural industry as vital to the economic, social and environmental well being of rural areas. This is emphasised in amendment to PPG 7 made last year.

The site is within the countryside subject to Policy WCC1. The broad principle is acceptable criterion (E), but in all cases development has to be appropriate in terms of scale, form, siting, design, materials, character etc. Whilst the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case. The cumulative impacts arising from the earlier business use barn conversions on the site should also be taken into account on this aspect.

Berkshire Structure Plan Policies BU1, BU2 and C1 would appear to broadly support these smaller scale economic development units (subject to other policies in the Plan). *Wokingham District Local Plan (DD As Amended)* Policy WRE1 deals with farm diversification and the Inspector has recommended a re-worded policy to accord with PPG7 changes and the Rural White Paper. A change in intensity of use could result in urbanising effects such as vehicle movement and intensity of use, noise and lighting contrary to the Inspectors suggested replacement policy in paragraph 7.136 of the Local Plan Report. These issues are also dealt with under Policies WOS3 (unaltered), WOS6 (unaltered) and WOS7 (the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case). These issues are also reflected in the *Berkshire Structure Plan* policies OS1, C2, LD1, LD3 and LD4. The cumulative impacts arising from the earlier business use barn conversions on the site should also be taken into account on these aspects.

Policy WRE2: Re-use and adaptation of rural buildings for commercial uses will apply. The Inspector altered the policy in that some criteria are recommended for deletion on rural business use. The second criterion of the policy has a requirement to ensure that the building is capable of conversion. You will need to satisfy yourself this is the case, as it appears there is some doubt on structural stability. It is likely that at least a drop in floor levels will be required given limited headroom at present of the entrances. There appear to be substantial cracks in the walls and some tie bars holding the brickwork. The roof is also variable in its state of repair. I acknowledge though that the building as a whole does contribute to the rural character. You will need to check that the conversion to a dwelling will not include a substantial re-build and/or new build. It should not be used to circumvent normal planning policies on new building in the countryside. Policy WEM7 does identify a need for small business units B1(c), however the Local Plan Inspector recommended deletion of the policy. The objective is recommended to be in the supporting text of the Chapter though. Policy WCC4 sets out criteria for consideration of new buildings outside settlement boundaries. I acknowledge a net reduction in floorspace though.

Nature Conservation & Landscape Policies

The site involves works to established agricultural buildings. However it will be necessary to investigate whether any protected species are present, under the latest English Nature advice and detailed comments from Andy Glencross should be sought to assess this. If protected species such as bats/barn owls are present in roosts, then advice should also be sought from English Nature and the criteria and requirements in Policy WNC3 closely followed. This policy is unaltered by the Local Plan Inspector. You should look at any implications regarding damage to or loss of the pond on site from the access shown on the plans.

Appropriate landscape schemes need also to be demonstrated in accordance with Policy WLL7. *Berkshire Structure Plan* Policy C9 should also be considered in this context. The views of Catherine Brimble should be sought.

Highways

This development in the countryside will need to be considered against Policy WT3 that encourages more sustainable travel plans particularly to places of work. Whilst the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case. You will need to consider this against the Local Transport Plan. Consideration will also need to take account of the latest PPG13. The Highways Team will comment on these aspects, including Highway Safety (Policy WT7 - Whilst the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case) and Parking Provision (Policy WT6 - unaltered). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5. The views of Harold Sanders (Conservation Architect) should be sought to assess any implications for visibility splays at the entrance to this site.

Archaeology

The site is within an identified area of high archaeological potential (Policies WHE15 & 17). You will need to be satisfied that there is no implication from these building conversions and the construction of the new access. This aspect is not satisfactorily controlled by a planning condition, as we need to know the value of the site in archaeology terms prior to a decision.

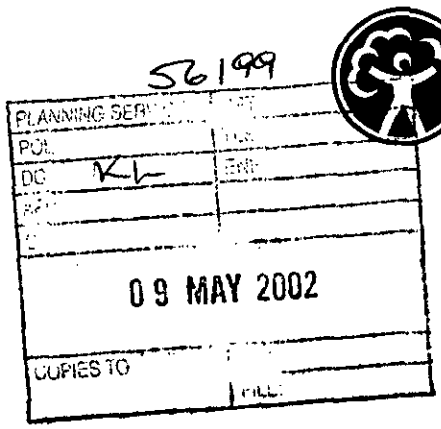
Conclusions

PPG 7 makes clear that the Government policy is that competitive and sustainable agricultural industry as vital to the economic, social and environmental well being of rural areas. The re-use of agricultural buildings as part of a diversification proposal can be supported. You may wish to secure a farm plan where the management of the wider landscape can be assessed and used to minimise impact on rural character. Subject to satisfactorily resolving highway issues (including sustainability), archaeology issues, nature conservation and access layout issues, securing appropriate levels of use, and protection of residential amenity, I consider that this proposal could be supported in policy terms.

Conrad Moore. Senior Planner. Policy & Plans Team.

Our Ref : SP/2002/005625-1/1
Your Ref : KL/F/2002/6176

Date : 07 May 2002



ENVIRONMENT AGENCY

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

FAO: Kerrin Lithgow

Dear Sir/Madam

PROPOSED CHANGE OF USE OF AGRICULTURAL BARNS TO B1 USE AND ERECTION OF NEW BUILDING FOR B1 USE

CHURCH FARM CHURCH LANE FINCHAMPSTEAD WOKINGHAM

Thank you for your letter dated 16 April 2002, received on 18 April 2002. Please quote the following reference in any correspondence: SU76SE/20/12. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

ADVICE

Land Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Natural Drainage
The development should incorporate Sustainable Drainage Systems (SuDS) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Wildlife Conservation

Wildlife Enhancement
Opportunities should be provided for wildlife habitat enhancement through enlargement and/or appropriate management of existing habitats and through creation of new habitats.

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of buildings should also be considered.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat.

Areas of mature rough grassland are valuable habitat for many small mammal species.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

FROM: Kerrin Lithgow

DELEGATED

DATE: 16 April 2002

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**.

POL	TLS
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AOP	
CS	

13 MAY 2002

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The Parish Council has no objections to this application.

SIGNED: C.S. Cl

DATE: 10 MAY 2002

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Kerin Lithgow
Development Control

Your Ref: F/2002/6176

From: John Mullaney
Environmental Health

My Ref: 963

Date: 14/05/02

PROPOSED Change of use of agricultural barns to B1 use plus erection of building for B1 use.

CHURCH FARM, CHURCH LANE, FINCHAMPSTEAD

These proposals have been evaluated and I have the following comments:

I recommend that the following conditions be imposed should the application be granted planning consent:

(i) All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

(ii) Deliveries by commercial vehicles shall only be made to or from the site between 0730 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

(iii) Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

TO: **DEVELOPMENT CONTROL**
Kerrin Lithgow

FROM: Environmental Design

DATE: 10 May 2002

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 16 April 2002 for the above application, the landscape comments are as follows:

The site is located within the countryside (designated as setting of settlement) and just outside the Conservation Area, therefore any redevelopment of the site will need to be sensitively considered.

The barns within the site are partly visible from Church Lane with a clear view of the cattle shed (to be demolished) from the lane. To the east of the existing access a grassed open space supports a number of fruit trees many of which are adjacent to Church Lane providing and informal setting to the farm buildings.

As part of the proposals the change in access to the site will require cutting into the roadside bank and the removal of many of the existing fruit trees. This will open up views into the site especially of the proposed parking area, which is not in keeping with the rural nature of the surrounding landscape. As part of the proposals 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.

Existing and proposed ground levels in relation to the proposed access will also need to be provided by the applicant.

Catherine Brimble

Catherine Brimble
Landscape Architect

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).

Comments

— 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 applicants 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


phasing?

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6176
CASE OFFICER: Kerrin Lithgow

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

Application Number : F/2002/6176	**Map No :** 106
Case Officer : KL	**Site Area :** 0·10
Valid Date : 9/4/02	**Received Date: 20/03/2002**

Level : Delegated Application

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

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

Parish : FI **Ward : FIS** 16·4·02 TS.

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

Fee Required: £~~100~~ 190·00 **Fee Received: £190** (2)

Additional: ..... ~~£90·00~~ phoned 20/3 **or Refund: .....**

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Red line to incl access & parking.	3/4	✓ 9/4
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS		~~3/4~~	
FLOOR PLANS	NO FLOOR PLANS!!	3/4	✓ 9/4
NO SCALE OR SCALE IS IMPERIAL	Scale is 1:75.	3/4	✓ 9/4
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 16.4.02

Building Control

Heritage (Harold Sanders) adj to cons. area.

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Dinton Pastures demolition of barn

Royal Berks Fire & Rescue Service

Disabled Access Officer

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency – Cattle shed.
– Changed sewage disposal

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

Rural Area
Countryside

.....

.....

NEIGHBOURS

.....

S/N + See Map

.....

Pls ind. Mrs B Andrews *
"Reddoro"
Church Lane, Finchampstead
RG40 4LT

& Mrs B. Strong
Church View
Church Lane, Finchampstead
RG40 4LN

* Pls use Mrs Andrews' name & not "The Owner/Occupier" as she complained of this in a letter about F/2000/1528.

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
	BELLSWAY	BELLSWAYCHURCH LANEWOKINGHAM	RG404LT
	WATER GARDENS HOUSE	WATER GARDENS HOUSECHURCH LANEWOKINGH	RG404LT
	KINGSCOTE	KINGSCOTECHURCH LANEWOKINGHAM	RG404LT
	REDORA	REDORACHURCH LANEWOKINGHAM	RG404LT
	THE RETREAT	THE RETREATCHURCH LANEWOKINGHAM	RG404LT
	WHITE COTTAGE	WHITE COTTAGECHURCH LANEWOKINGHAM	RG404LT
	WYNBUR	WYNBURCHURCH LANEWOKINGHAM	RG404LT
	THE BUNGALOW	THE BUNGALOWCHURCH LANEWOKINGHAM	RG404LN
CHURCH FARM			RG404LS
	CHURCH FARM BUNGALO'	CHURCH FARM BUNGALOWCHURCH LANEWOKING	RG404LS
	THE HOLLIES	THE HOLLIESCHURCH LANEWOKINGHAM	RG404LT
	CHURCH VIEW	CHURCH VIEWCHURCH LANEWOKINGHAM	RG404LN
THE QUEENS OAK			RG404LS
~~LAND ADJOINING HOLLYS~~			
~~LAND AT CHURCH FARM~~			
	THE COURTYARD	THE COURTYARDWHITE HORSE LANEFINCHAMPST	

F/2002/6176 16.4.02.

**********FILE COPY**********

Tel: (0118) 974 6441

Date: 16 April 2002

My ref: F/2002/6176

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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

Dear Councillor

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

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Kerrin Lithgow** on **(0118) 974 6441** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Kerrin Lithgow** Application Number: **F/2002/6176**
Church Farm, Church Lane, Finchampstead, Wokingham.
Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor G Cockroft
**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6441

Date: 16 April 2002

My ref: F/2002/6176

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Kerrin Lithgow** Application Number: **F/2002/6176**
Church Farm, Church Lane, Finchampstead, Wokingham.
Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Long

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6176

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

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

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6176 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Kerrin Lithgow P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

16 April 2002

Tel. (0118) 974 6429 or 6433

Date: 03 April 2002

Your Ref:

My Ref: F/2002/6176

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

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

Reference Number: 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.

I return your application, as it is invalid and cannot be determined for the following reason(s);

On location plan please extend red line to include access to high way and parking area.

Please provide floor plans of the buildings as existing and proposed. (scale 1:100)

Fee should be £380.00 for change of use and new floor space.

Elevations should be at a scale of 1:100.

Reference our phone call ,please amend application forms if this is only for a change of use and no new build. Also amend block plans.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

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
T. J. Giblin BSc, FRICS
R. S. Moser FNAEA
Caroline Cope
S. A. Jones BA FRICS

H. J. J. Riley BSc, CertREA, FNAEA
J. A. Soane
Sandra Edwards
Wendy Smith

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

09 APR 2002

09. APR. 2002 4176

Carol Hurst,
District Planning Office,
Wokingham District Council,
Planning Department,
P.O. Box 157,
Council Offices, Shute End,
Wokingham,
Berkshire. RG40 1WR

Our Ref: FH/MC/02/71
Date: 8th April, 2002

Dear Ms. Hurst,

Re: Church Farm, Finchampstead

Further to your letter of the 3rd April, please find enclosed our resubmitted planning application.

Please contact this office if you have any queries regarding the planning application or the documents contained within.

Yours sincerely,

Simmons & Sons

Enc.

J. N. Coles FRICS, FAAV
S. J. Brett FRICS, FAAV
G. D. White MRICS, FAAV
T. B. Dunn MRICS
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J. A. Soane
Sandra Edwards
Wendy Smith

SIMMONS & SONS

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e-mail: basingstoke@simmonsandsons.com
www.simmonsandsons.com

09 APR 2002 6176

The District Planning Officer,
Wokingham District Council,
Planning Department, P.O. Box 157,
Council Offices, Shute End,
Wokingham,
Berkshire. RG40 1WR

Our Ref: FH/MC/02/71

Date: 8th April2002

Dear Sir,

Re: Change of use of Farm Buildings at Church Farm, Finchampstead, Wokingham, Berkshire

We enclose for your attention a full planning application for the conversion of various redundant farm buildings at Church Farm to create B1 offices with appropriate car parking. I enclose the following:

1. Six copies of the completed application form.
2. Section 66 Certificate.
3. Six copies of Plan showing location of site (Scale 1 : 2500).
4. Six copies of Plan showing existing site layout (Scale 1 : 625).
5. Six copies of Plan showing proposed site layout and access (Scale 1 : 500).
6. Six copies of drawing no. 001 showing existing elevations. (Scale 1 : 100)
7. Six copies of drawing no. 002 showing proposed site layout (Not to Scale) and elevations (Scale 1 : 100)
8. Six copies of drawing no. 003 showing existing and proposed Floor Plans (Scale 1 : 100)
9. Fee cheque in the sum of £190.

We trust that when considering this application, you will take into account Section 3.14 of PPG7 issued by the Department of Environment, February 1997 which emphasises that the reuse and

adaptation of existing rural buildings has an important role to play in meeting the needs of rural areas. These farm buildings at Church Farm are of a permanent nature and the change of use we are proposing would keep their basic form and general appearance and will be in keeping with the surroundings. The removal of the modern style open portal framed barn and its replacement by traditional style barn in keeping in appearance and make up as the other traditional barns will add to the appearance of the farmstead.

We believe that these buildings meet the criteria as set out in Policy WCC1 as amended and recommended by the inspectors report of October 2001.The reuse of these rural buildings for business will not have a detrimental impact on the character and appearance of the site and the area.

The access to the site will be altered to improve the sight lines and therefore will be moved a little way south of the present access. The splays can be larger at this point. Once off the highway there is adequate parking for the intended use. Also with changes in Livestock movements as defined by the Department for the Environment Food and Rural Affairs the driveway would have to be upgraded to tarmac or concrete to allow animals to collected from the farm.

As you are undoubtedly aware, farming is going through a real crisis at the moment and there are no signs of any future improvement. Therefore, the need for farmers to diversify in order to survive is now paramount. Mr and Mrs Bishop intend to apply for the Rural Enterprise Scheme under the English Rural Development Plan funded by DEFRA which as been set up by the government to encourage diversification.

Our proposals are in keeping with the surrounding countryside and the reuse of these farm buildings will produce a valuable means of diversifying the rural economy. It is important that the proposal is actually the reuse of the existing buildings and would mean very little external alteration to the traditional buildings. There will no doubt be some landscaping required around the improved access and the applicant is happy to comply with the Council's landscaping requirements for this site. A hedge is to be planted between the road and the new development to obscure the development from the properties opposite.

We hope that the above and the enclosed information is satisfactory for your requirements but if you have any queries or you require any further information, please do not hesitate in contacting Mr. Geoff White on (01256) 327711.

Yours faithfully,

Simmons and Sons

Enc.

Copy to: Mr. and Mrs. A.E. Bishop

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

09.APR.2002* 6176

1.	**APPLICANT'S NAME**	Mr & Mrs A E Bishop
	ADDRESS	Church Farm, Finchampstead, Wokingham, Berkshire
	POST CODE	RG40 4LS **PHONE**
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	SIMMONS AND SONS
	ADDRESS	12 Wote Street, Basingstoke Hampshire
	POST CODE	RG21 7NW **PHONE** 01256 327711
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	**SITE LOCATION**	Church Farm, Finchampstead
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Change of Use of Agricultural Barns to B1 & Replacement of Modern Agricultural with Traditional Style Barn
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.10 hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNER
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	Existing & Proposed Elevations 1 : 100 Location Plan 1 : 2500 Site Plan 1 : 500 Existing Site Plan 1:625 and Floor Plan 1:100

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?**
Tick the boxes(x)

CHANGE OF USE	[X]	**REDEVELOPMENT**	[X]
ERECTION OF NEW BUILDING	[ ]	**ALTERATION or EXTENSION**	[X]

9. **WHAT TYPE OF APPLICATION IS THIS ?**
Tick one box only

OUTLINE PERMISSION	[ ]	**See question 10**
FULL PERMISSION	[X]	
APPROVAL OF DETAILS/RESERVED MATTERS	[ ]	**State relevant outline permission number Also complete Question 10**
TEMPORARY PERMISSION	[ ]	**State period required**
RELAXATION OF CONDITIONS	[ ]	**State relevant application number Conditions to be relaxed**

10. **IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?**

SITING	[ ]	**EXTERNAL APPEARANCE**	[ ]
DESIGN	[ ]	**MEANS OF ACCESS**	[ ]
LANDSCAPING	[ ]		

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)			71	220
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify Agriculture	NIL	380		
OTHER	Please Specify				
	TOTAL	-	380	71	220

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	-	-
Proposed	9	-

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

OFFICES

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

N/A

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

N/A

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

N/A

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1789/a

SECTION 66 CERTIFICATE

Application No.

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

09.MAR.2002* 6176

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

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

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

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

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

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

on (d) .....

1/ ADDRESS CHURCH FARM PARISH FINCH.

PLOT No. CHURCH LANE ORD. SHEET No.

BUILDER [redacted] 110/5-3 Ref.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/48/63				
64/63				
CA/335/67				
42135	DOWNSMIRE MODEL CLUB	PART OF CHURCH FARM C/U/USE AGR. TO DUAL USE - FLYING MODEL AIRCRAFT & AGR.	4.3.94	Ref
97/65097/O	W/DR.			
97/65814/O	MR & MRS BISHOP C/L	2 DWELLINGS & BRIDLE PATH	16.9.97	Ref
97/66367/T	MERCURY	TELECOMM. TOWER TO REPLACE EXISTING. ADD. EQUIPMENT	19.5.98	Ref
99/70323/	APPL: Mr. & Mrs. A.E. Bishop	C. of U. to B1 Offices + restoration of Bldgs + ext.	4.1.00	C/A

MINISTRY DECISION

SPECIAL ORDERS TL 003 MERCURY MAST & EQ. CABIN - Ref. - 2.4.93

DRAINAGE . TL 008 R/O - 27.5.93

F/2000/1528 Mr. & Mrs. Bishop C. of U. to B1 Offices + restoration of Bldgs + ext. 26.6.00 C/A

1933

2/ ADDRESS Church Farm, Church Lane PARISH Finchampstead

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
F/2001/4809		BT Quadrant	Erect 20m high lattice mast with 3x4 dish antennas, 2 dish antennas & 1 radio equipment cabin	27.12.01		REF

MINISTRY DECISION:

SPECIAL ORDERS: