APPLICATION NO:
F/2001/5114

LOCATION:
Heathlands Farm Honey Hill, Wokingham.

APPLICANT:
Harry Hall C/O IZOD Design

PROPOSAL:
Proposed erection of detached replacement dwelling (amendment to consent F/2001/3757)

EARLIEST DATE FOR DECISION: **23/11/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/12/2001

CASE OFFICER: **Angela Odell**

APPROVED **D3**

NO OBE 05/12/01 SV

228

RALEX
Marbleboard

POLIFILE PLSP

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Harry Hall
C/O Izod Design
14 Milton Road
Wokingham
Berkshire
RG40 1DB

Application Number: F/2001/5114

Parish: **WOKINGHAM WITHOUT**

Location: **Heathlands Farm, Honey Hill, Wokingham.**

Proposal: **Proposed erection of detached replacement dwelling (amendment to consent F/2001/3757)**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition

1. The external materials shall be as specified on the application form and no other materials shall be used than those approved.

Condition

2. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition

3. The occupation of the agricultural worker's dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Condition
4. 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 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
7. The development for which permission is hereby granted (hereinafter called "the third permission") shall not be carried out in addition to or in combination, as to part, with the development for which permission was granted by notice numbered F/2000/1295 dated the 22nd day of November 2000 (hereinafter called "the first permission") but the third permission shall be alternative to the first permission so that there shall be the option to develop in accordance with either the third permission or the first permission.

Reason
1. To ensure that the external appearance of the building is satisfactory.

Reason
2. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

Reason
3. The site is within an area where a dwelling would not normally be permitted and permission is only granted because the dwelling is intended to serve the needs of agriculture.

Reason
4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
7. To prevent an inappropriate development of the site by the implementation or partial implementation of both permissions.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2 and C6.
South East Area Local Plan Policies STV2, SC16 and SC18.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WCC6 and WCC7.

Anna Cronin
Head of Planning & Transportation
Date: 04/12/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Included for planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

BC FP/2001/975 - Refused

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5114 AO
BUILDING CONTROL NUMBER	FP/2001/975 Brian
APPLICANT/AGENT	Rod Design
ADDRESS OF SITE	Heathlands Farm Honey Hill WOK WITHOUT
DESCRIPTION OF PROPOSED WORK	detached replacement dwelling (amendment to consent P/2001/3757)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2B 11/6/01 recd 13/6/01	2A 4/01 recd 16/10/01
ELEVATIONS	12A	12D
FLOOR PLANS	11A	11E

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? seen Angi + Andy Lee. Angi is not sure where house is positioned	DC - chimney added - alterations to windows + doors - house location changed	
DATE on plot. Andy Lee will go out on completion Note to Andy re changes	6/12/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	6/12/01.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	12/6/01
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Angela Odell

Application Number : F/2001/5114

Applicant : Harry Hall C/O IZOD Design.

Location : Heathlands Farm, Honey Hill, , Wokingham.
Proposal : Proposed erection of detached replacement dwelling (amendment to consent F/2001/3757)

Site Notice Displayed ? :	YES	NO	DATE
	✓		12.10.01

Date of Neighbour Notifications : .....

Date of Site Visit : 12.11.01

Date Registered : 16/10/2001

Earliest Date for Decision : 23/11/2001

Latest Consultation Date/Site Notice Expiry Date : 23/11/2001

This application will have expired on: 11/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

- Ecologist - advise planning permission should not be granted before ~~hedden~~ existing building checked for bats.
- Highway Officer: No objection subject to a condition
- Environmental Health Officer: No ~~objections~~ further comments to make
- Landscape Officer: No objection subject to tree protection condition.
- Wokingham Without P.C: No ~~objection~~ comments

Planning Issues :

Application Number: F/2001/5114

Appraisal :

see attached report

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

F/2001/5114 – Appraisal

Site is outside a settlement boundary and in a 'gap' between settlements.

Relevant Planning History
Previous permission /2000/1295 for a replacement dwelling. Then permission F/2001/3757 granted for same proposal but re-sited further away from road. Current proposal (now effectively retrospective) is same as for F/2001/3757, but slightly higher (8.2m. instead of 7.6m.) plus chimney above roof ridge, and revisions to windows on north elevation. Consider that the extra 0.6m. height plus chimney and window alterations would not have an unacceptably increased impact on the character and appearance of the area.

No existing neighbouring properties affected by these alterations.
Materials already approved under previous application.

(As existing building already demolished and new dwelling under construction, comments of ecologist overtaken by events.)

Recommendation: conditional approval

Application Number F/2001/5114
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1		R012	The external materials shall be as specified on the application form and no other materials shall be used other than those approved.
2	C040	R040	
3	C064	R064	
4	C070	R070	
5	C122	R122	
6	C153	R153	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV2, SC16, SC18.
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC1, WCC2, WCC6 + WCC7
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: C2 + C6.
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

7. ~~158~~ 157 The development for which permission is hereby granted (hereinafter called "the ~~second~~ third permission") shall not be carried out in addition to or in combination, as to part, with the development for which permission was granted by notice numbered F/2000/1243 dated the 22 day of November 2000 (hereinafter called "the first permission") but the ~~second~~ third permission shall be alternative to the first permission so that there shall be the option to develop in accordance with either the ~~second~~ third permission or the first permission. ~~(105)~~

~~125R~~ REASON To prevent an inappropriate development of the site by the implementation or partial implementation of both permissions.(125R)

RECORD OF SITE VISIT

SITE ADDRESS: Heathlands Farm
Honey Hill Wokingham.

APPLICATION NUMBER: F/2001/5114

OFFICER: Angela Odell

DATE OF SITE VISIT: 12.11.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 12.11.01.

2. DESCRIPTION OF SURROUNDINGS Rural area.

3. DESCRIPTION OF SITE/BUILDING New dwelling largely constructed.

4. RELATIONSHIP TO ADJOINING PROPERTIES Converted farm buildings to rear and horticultural operation.

5. SITE CONSTRAINTS

TREES To east of buildings and north.

ACCESS/PARKING from Heathlands Road.

LEVELS Flat, but slightly higher than road.

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6445

Date: 26.11.01

My ref: F/2001/5114

PLANNING SERVICES	
FCL	
DC	ENF
APP	
CS	
27 NOV 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2001/5114
Heathlands Farm, Honey Hill, , Wokingham.
Proposed erection of detached replacement dwelling (amendment to consent F/2001/3757)

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 7.12.01

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2001/5114**
Heathlands Farm, Honey Hill, , Wokingham.
Proposed erection of detached replacement dwelling (amendment to consent F/2001/3757)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor A Ross

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6445

Date: 26.11.01

My ref: F/2001/5114

CONFIDENTIAL

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

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Case officer: **Angela Odell** Application Number: **F/2001/5114**
Heathlands Farm, Honey Hill, , Wokingham.
Proposed erection of detached replacement dwelling (amendment to consent F/2001/3757)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor A Ross

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6445

Date: 26.11.01

My ref: F/2001/5114

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2001/5114
Heathlands Farm, Honey Hill, , Wokingham.
Proposed erection of detached replacement dwelling (amendment to consent F/2001/3757).

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

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

Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6445

Date: 26. 11. 01

My ref: F/2001/5114

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2001/5114
Heathlands Farm, Honey Hill, , Wokingham.
Proposed erection of detached replacement dwelling (amendment to consent F/2001/3757).

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

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

Yours faithfully

Principal Development Control Officer

ENVIRONMENT AGENCY

Our Ref : SP/2001/004795-1/1
Your Ref : ANGELA ODELL/F/2001/5114

Date : 20 December 2001

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

PLANNING SERVICES | HPT
PCL 51268 | PLS
DC | C&F
APP |
CS |
24 DEC 2001
COPIES TO: | ACK:
FILE:

Dear Ms Odell

ERECTION OF DETACHED REPLACEMENT DWELLING (AMENDMENT CONSENT F/2001/3757) AT HEATHLANDS FARM, HONEY HILL, WOKINGHAM

Thank you for your letter dated 30th October 2001, received on 05th November 2001. Please quote the following reference in any correspondence: **SU86NW/8/9**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

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

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Pollution Prevention

Surface and Roof Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas, walkways and access roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* 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.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

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.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement

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

Natural Drainage

The development should incorporate Sustainable Urban Drainage (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.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Peter Izod Izod Design

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 19 November 2001

Location:	Heathlands Farm, Honey Hill, Wokingham
Proposal:	Proposed erection of detached dwelling (amendment to consent F/2001/3757)
Application Number:	F/2001/5114

In response to your consultation dated 30 October 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. The existing trees within the site are shown to be retained and there is scope to plant additional trees adjacent to the north-western boundary of the site to help integrate the dwelling into the surrounding countryside when viewed from Honey Hill.

The trees will need to be protected during the construction period of the dwelling and applicant will need to provide a plan showing the location of the protective fencing in accordance with BS 5837. This will need to be erected before any work commences on site.

Catherine Brimble

Catherine Brimble
Landscape Architect

Wokingham Without Parish Council Consultation Sheet

Officer Angela Odell

No F 2001 5114

Proposal erection detached replacement dwelling (repositioned, similar external new internal design. Previous permit against WWPC objections, with conditions.)

Site Heathlands Farm, Honey Hill, Wokingham (amendment to consent F/2000/3757).

Committee's Comments

No comments

Signed :
Clerk to Wokingham Without Parish Council

13 November 2001

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 30 October 2001

Application Number: F/2001/5114

Proposal: Proposed erection of detached replacement dwelling (amendment to consent F/2001/3757)

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Heathlands Farm, Honey Hill, , Wokingham.

Applicant:
Harry Hall C/O IZOD Design.

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).

C122, R122

Signed: _____ **Print name:** AC 31/10/01

Angela Odell

From: John Mullaney
Sent: 02 November 2001 14:26
To: Angela Odell
Subject: Heathlands Farm, Honey Hill, Wokingham W.O. F/2001/5114 (AMENDMENT TO F/2001/3757)

I have no further comments to make regarding this application.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

Angela Odell

From: Andy Glencross
Sent: 06 November 2001 16:47
To: Angela Odell
Subject: RE: Planning Application F/2001/5114 Heathlands Farm Honey Hill Wokingham

Thanks for letting me know.

Cheers

Andy

-----Original Message-----
From: Angela Odell
Sent: 06 November 2001 13:05
To: Andy Glencross
Subject: RE: Planning Application F/2001/5114 Heathlands Farm Honey Hill Wokingham

Thanks, but the current application is an amendment to a previous recent application F/2001/3757 granted permission in May, which does not have this requirement for a bat survey before demolition/granting of permission (and I need to check the site first to see whether the building has alerady been demolished - intend to do this next Monday)

-----Original Message-----
From: Andy Glencross
Sent: 06 November 2001 12:07
To: Angela Odell
Subject: Planning Application F/2001/5114 Heathlands Farm Honey Hill Wokingham

Hi Angela

My views on the above application are as follows.

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

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

Received by Wokingham District Council

Application No: F/2001/5114

Proposal:
Proposed erection of detached replacement dwelling (amendment to consent F/2001/3757)

Location:
Heathlands Farm, Honey Hill, , 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/2001/5114 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/11/2001. 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.

Head Planning and Transportation

30 October 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 OCT 2001	Map No. 92 Site 0.06
Officer: AO | Application No. F/2001/5114	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) Proposed Erection of detached replacement dwelling (Amendment to consent F/2001/3757

Location: Heathlands Farm Honey Hill

Parish: Wokingham Without Ward: North W/out

Applicant: Harry Hall

Fee Received 0.00 Required 190.00 Additional ..... Refund .....

phoned 16.10.01. Rec. 16.10. No Fee Paid 3757 Freeco ~~air~~ 1295 Fee Paid. Income

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	~~Wrong Boxes~~		
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 30/10 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health Sewage disposal .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....
A Glencross - demolition - bats?

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency Sewage disposal to treatment plant
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: Rural Area
Countryside
Green Gap & Wedges
.....
No pre-apps.

NEIGHBOURS:

S/N + see map
+ Trent Cottage, Honey Hill

Rec'd 4.20PM 15.10.01

16.OCT.2001* 5114

Izod DESIGN

Chartered Architects
Landscape Consultants

KPI/em/2657
15 October 2001

Wokingham District Council
Environmental Services Department
Planning Services
PO Box157
Shute End
Wokingham
RG40 1WR

For the attention of Mr D Ledger

£190-00
To Pay.

Dear Sirs

HEATHLANDS FARM HONEY HILL WOKINGHAM
Application F/2001/3757

Although revised proposals have been submitted as minor amendments to the above approval, you have advised that the scale of the changes requires a revised application. I have therefore prepared this and enclose the following documentation in support.

1. Six copies of the Householder Application Form incorporating Certificate A.

2. Six copies each of drawings 2657/2A, 11E and 12D. 1295.

The amendments include the raising of the height of the building by approximately 450mm, the introduction of a chimney on the west elevation and revisions to windows on the north elevation.

I trust the enclosures will bring us up to date and I now await formal acknowledgement and registration of the submission.

Yours faithfully

PETER IZOD RIBA

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

16. OCT. 2001 PART 5 11

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

1.	APPLICANT'S NAME	HARRY HALL
	ADDRESS	HEATHLANDS FARM HONEY HILL
		WOKINGHAM
	POST CODE	RG40 3PG PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	IZOD DESIGN
	ADDRESS	14 MILTON ROAD
		WOKINGHAM
	POST CODE	RG40 1DB PHONE 0118 977 0075
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	HEATHLANDS FARM
		HONEY HILL
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		MODIFICATIONS TO APPROVED PLAN F/2001/3757
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.05 Ha
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	DRGS 2657/11E, 12D + SITE PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

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

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

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

N/A

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

DERELICT FARM BUDG REPLACED BY NEW HOUSE

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~

NO FELLING REQUIRED

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

RED FACING BRICKWORK
LIGHT STAINED TIMBER BEARING
RED PLAIN CLAY ROOF TILES

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

CROSE BOARDED TIMBER FENCING 2.0M HIGH

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING DITCH

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details TO TREATMENT PLANT

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

INTERNAL ACCESS FROM EXISTING ACCESS ROAD FROM HONEY HILL

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

LEVEL/RAMPED ACCESS + DISABLED WC

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 5 *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

N/A

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF MR HARRY FIAM DATE 15 OCT 01

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".

16.OCT.2001* 5114

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.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

●

OR

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

Tenant's name	~~Address at~~ which notice ~~was served~~	Date on which ~~notice was served~~

Signed . . . . . .

On behalf of . . MR. HARRY HALL . . . . . .

Date . . 15. OCTOBER 2001 . . . .

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

① HEATHLANDS ~~FARM~~ E

ADDRESS HONEY HILL PARISH WOK/WITHOUT

PLOT No. Old Property ORD. SHEET No. SU.8266.(92

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
104/56	Mr. W. Slatter	conversion of dairy to farm living accomodation	13.3.56	App. App
441/56	" supersedes 104/56	" " (FARMHOUSE)	10.7.56	App. App
PD/292/62	Mr. A.C. Zandona	Dutch Barn	12.7.62	App. N/
R/245/65	Mr. & Mrs. A.C. Zandona	Implement Shed & Loose Boxes.	28.10.65	App. Ap
O/149/67	Hall-Hunter Partnership	outline - convert granary into staff living accomodation	31.8.67	N/A. Cl
R/358/67	" "	conversion of granary into staff living accomod.	26.10.67	App. Cl
O/26/69	Mr. H.A. Hall	Outline - Farmhouse	20.3.69	N/A. Cl
R/610/70	"	Additions & conversion/roof space	31-12.70	App - Ap
1426/71	"	Extn. to Farm House	30.12.71	N/A. Ap
"	"	"	17.2.72	App. N/
324/72	"	RENEWAL 0/26/69	11.5.72	C/A

DATE OF COMPLETION

MINISTRY DECISION A 12 - CLEAN POTATO STRUCTURE

SPECIAL ORDERS TPO 857/97

DRAINAGE " REDUNDANT FARM BLDGS. TO RES FOR AGR. WORKERS. 12.1.83 6-83 APP C/A

18700
BR20295

(2) HEATHLANDS FARM HONEY HILL

1784

ADDRESS PARISH WOK/WITHOUT

PLOT No. BR220612 ORD. No. SU.8266 9

BUILDER 20299 MR. HALL

BARN TO RES WITH CONSERVATORY LINK FROM EX. BUNGALOW 20.11.83 CL

Plan No.	Applicant	Description of Development	Date of Decision	Decision
33335	MR. M. HALL	POTATO & GENERAL STORE	8.6.89	C/A
33620	"	FARM BLDG. TO RES	3.8.89	REF
36241 APPEAL	"	REPL. AGR. DWELLING	24.10.90/20.11.91	C/A
36794	"	RESERVOIRS TO COARSE FISHING PONDS	20.12.90	C/A
41246	ROADSHOWS, PROMOTIONS, & MARKETING (PART RETRO)	REDUNDANT FARM BUILDINGS TO B1(c) L. IND.	1.9.93	31.9.9
42282	MR & MRS. M. HALL	REPL. DWELLING FOR FARMHOUSE DESTROYED BY FIRE	22.3.94	CL
42356				
FP94/2512	"	NEW DWELLING	20.6.94	REF.

DATE OF COMPLETION

MINISTRY DECISION 36241 - APPEAL ALLOWED - 17.9.92

SPECIAL ORDERS

DRAINAGE

1933

(3) HEATHLANDS FARM

ADDRESS HONEY HILL PARISH WOK/WITHOUT

PLOT No. IND. BLDG - RPM ORD. SHEET No. SU.8266 (9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
43290	ROADSHOW PROMOTIONS & MARKETING	C/O USE FARM BLDGS TO B1(c) USE (EXHIBITION STANDS)	12.10.94	C 31.10
44381	HALL HUNTER PARTNERSHIP	EXT. TO EX. AGR. BLDG. FOR AGR. STORAGE	18.8.95	C/A
~~95/60470/F~~				
44633	ROADSHOW PROMOTIONS & MARKETING	C/O USE FARM BLDG. TO B1(A) USE	4.9.95	CL
95/60722/TEM				
FP95/3839	MR & MRS M. HALL	TIMBER FRAME GARAGE BLOCK	29.8.95	APP
CLU(E)111	W/DR			
F/2000/1295	Hall Hunter P/Ship	Erect repl. det dwelling	22.11.00	AP
F/2000/2161	"			
CLE/2000/2538	Mark Andrews Hall	B1 use, Motor vehicle repairs & spraying within the building	11.01.00	AP

MINISTRY DECISION 44381 - APPEAL DISMISSED COND. 3 - ALLOWED COND 4 2.10.96.

SPECIAL ORDERS A012

1933 (4) Heathlands Farm

ADDRESS Honeyhill PARISH Wok/Without

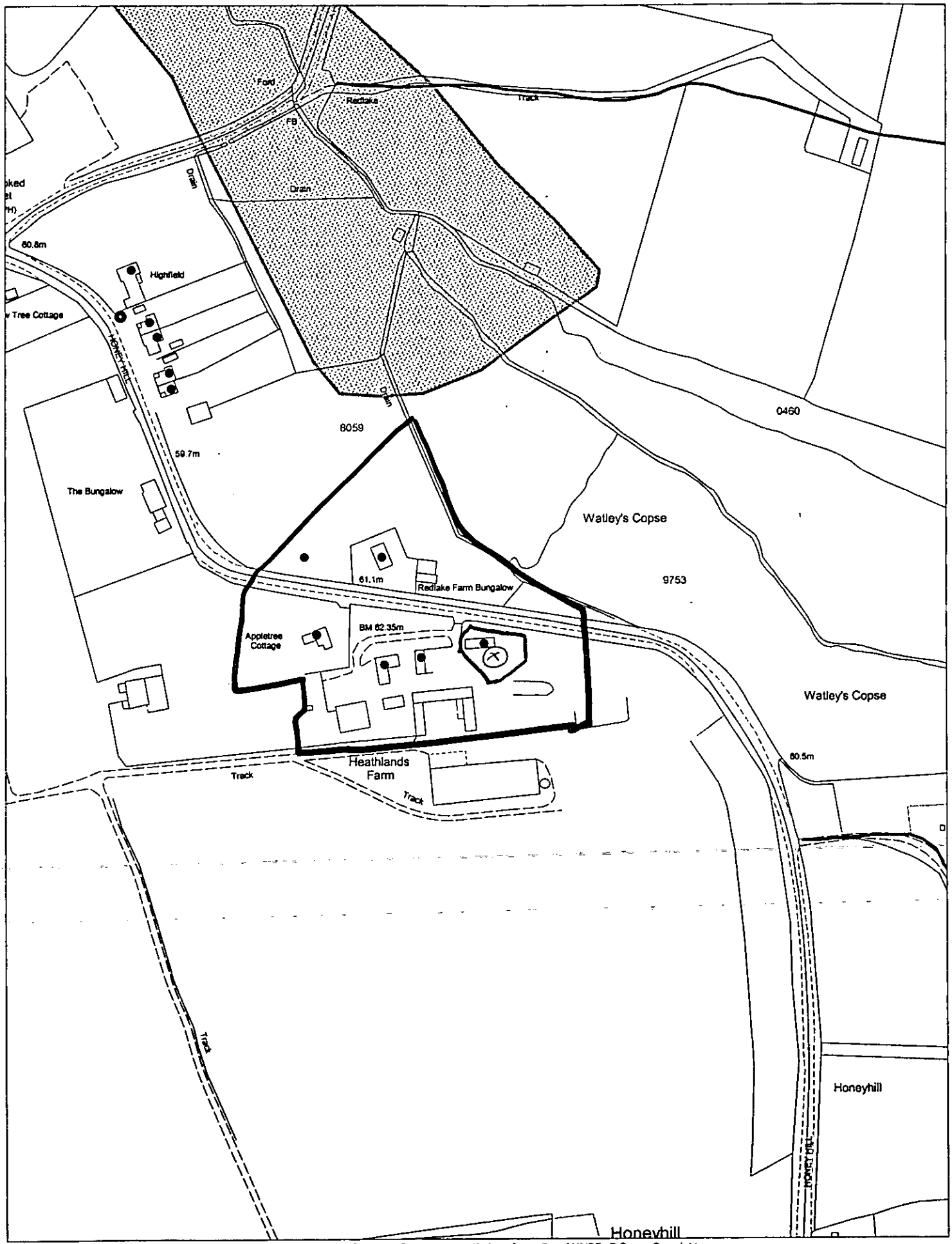
PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Plannin
F/2001/3757		Hall Hunter Ptnrshp.	Erect det. dwelling (Amend. to cons. 2000/1295)	18.5.01		APP

MINISTRY DECISION:

SPECIAL ORDERS:

16.OCT.2001* 5114



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Development Control Section, Environmental Services, Wokingham District Council.
24 October 2001

Scale: 1 : 2500

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