X SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0601

LOCATION:
May Feeds Mays Farm Hyde End Lane, Ryeish Green Reading.

APPLICANT:
Beckingham Partnership C/O Andesign

PROPOSAL:
Proposed change of use of farm building to B8 use

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

APPLICATION EXPIRY DATE: **12/04/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Beckingham Partnership
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2000/0601

Parish: **SHINFIELD**

Location: **May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.**

Proposal: **Proposed change of use of farm building to B8 use**

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 use hereby permitted shall be carried on only by Britlec Ltd and shall be discontinnued on or before 30.03.2005.

Condition
2. The area shown on the permitted drawings for vehicle parking, turning, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved space.

Condition
3. Deliveries by commercial vehicles shall only be made to or from the site between 08.00 hours and 18.00 hours Monday to Friday, 08.00 to 1300 on Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

Condition
4. No enlargement to the building the subject if this permission for change of use shall be carried out under Schedule 2, Part8, Class A of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking and re-neacting that order).

Condition
5. No materials or equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.

Condition
6. Details of the position, height, design and intensity of any external lighting shall be submitted to and approved by the Local Planning Authority prior to the change of use hereby permitted being commenced.

Reason
1. The amount of parking to be provided is below the Local Planning Authoritie's standard and to assess the effect of the use on the amenities of the area.

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. In the interests of residential amenity.

Reason
4. In the interests of the character and amenities of the locality.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

Head of Planning and Transportation
Date: 04 April 2000

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

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/0601**

Mays Farm May Feeds, Hyde End Lane, Ryeish Green, Reading.

Proposed change of use of farm building to B8 use

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
05 APR 2000	
COPIES TO:	ACK:
	FILE:

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 29 March 2000

Councillor M Bryant

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

Thank you Angela.

WORK SHEET FOR : Angela Odell

Application Number : F/2000/0601

Applicant : Beckingham Partnership C/O Andesign.

Location : May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.

Proposal : Proposed change of use of farm building to B8 use

Site Notice Displayed ? :	YES	NO	DATE
	✓		8.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 1.3.00

Date Registered : 16/02/2000

Earliest Date for Decision : 18/03/2000

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

Application Expiry Date: 12/04/2000

Consultation Responses : H.W.S: No obj. subj to conditions, inc personal.

Parish Council: No comment.

E.H.O: No obj. subj. to hrs conditions

Planning Issues :

Application Number: F/2000/0601

Appraisal :

Relevant policy is WRE 2 as for ch/u in countryside. Agent written to explain that bldg redundant following beef crisis, but was used for agric purposes

Proposed user is Britlec – parcel deliveries. Due to limit area of parking proposed, HW officer recs. personal & agent has applied for TP.

Policy WRE 2: In principle proposal complies as ~~redu~~ ch/u of redundant farm bldg. consider acceptable under (A) as grouped with other bldgs and (B) no major alt. required & (C) agent assured ~~for~~ beef farming now finished. Also no obj. under (D), (E) & (F).

Proposal is TP for a storage fusion ~~which~~ Britlec. Parking under standard, but HW officer no obj providing personal as public fun has low requirement.

Would benefit from landscaping, but consider unreasonable to ask for a TP – would ask for a permanent p.p.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/0601
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
~~1~~	~~SC01~~	~~SR02~~	
2.	~~SC04~~		~~Brittec Ltd~~ The use hereby permitted shall be carried on only by Brittec Ltd.
1.			The use hereby permitted shall be discontinued on or before ~~31.12.~~ 31. 3. 2005
1.			~~Reason~~ The use hereby permitted shall be carried on only by Brittec Ltd and shall be discontinued on or before 30. 3. 2005. Reason: The amount of parking to be provided is below the LPA's standard, and to assess the effect of the use on ~~the~~ the amenities of the area.
2	SC24	SR06	

3. Deliveries by commercial vehicles shall only be made to or from the site between 08.00 hours and 18.00 hours Monday to Friday, 08.00 to 1300 on Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority. / SR10

~~4~~	~~SC04~~		~~Reason~~ delete / do
4		SR17	No enlargement to the building the subject of this permission for change of use shall be carried out under Schedule 2, Part 8, Class A of the Town & Country Planning (General ~~Development~~ Permitted Development Order) 1995 (or any order revoking and re-enacting that or Order).
5	SC60	SR09	
6			~~The~~ Details of the position, height, design and intensity of all external lighting shall be submitted to and approved by the LPA. / SR09

RECORD OF SITE VISIT

SITE ADDRESS: May Feeds Mays Farm
Hyde End Lane Ryeish Green Reading.

APPLICATION NUMBER: F/2000/0601

OFFICER: Angela Odell

DATE OF SITE VISIT: 1.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Rural area - Sporadic dwl.

3. DESCRIPTION OF SITE/BUILDING Existing ~~barn~~ bldg : breeze block plinth. Brown corrugated metal walls, corrugated roof. Yard with gate between it & adj bldg

4. RELATIONSHIP TO ADJOINING PROPERTIES No. Rs directly affected. Open field to NW & NE. other ~~agric~~ agric/equestrian bldgs to SW & SE & yard.

5. SITE CONSTRAINTS

TREES none.

ACCESS/PARKING via yard from road from existing metal gated access

LEVELS flat.

BOUNDARY TREATMENT NA

OTHERS

Tel: (0118) 974 6445

Date: 22.3.00

My ref: F/2000/0601

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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

Dear Councillor

Application Number: F/2000/0601
Mays Farm May Feeds, Hyde End Lane, Ryeish Green, Reading.
Proposed change of use of farm building to B8 use

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3.4.00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/0601**
Mays Farm May Feeds, Hyde End Lane, Ryeish Green, Reading.
Proposed change of use of farm building to B8 use

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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: 22. 3.00

My ref: F/2000/0601

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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

Application Number: F/2000/0601
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This form must be received no later than 3. 4. 00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/0601**
Mays Farm May Feeds, Hyde End Lane, Ryeish Green, Reading.
Proposed change of use of farm building to B8 use

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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: 22.3.00

My ref: F/2000/0601

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 M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Dear Councillor

Application Number: F/2000/0601
Mays Farm May Feeds, Hyde End Lane, Ryeish Green, Reading.
Proposed change of use of farm building to B8 use

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3.4.00.

Yours faithfully

Chris Davis
Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/0601**
Mays Farm May Feeds, Hyde End Lane, Ryeish Green, Reading.
Proposed change of use of farm building to B8 use

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

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

27360

/ AO

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

FILE:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning Department

Date: 16/03/2000

MAYS FARM, RYEISH GREEN, THREE MILE CROSS

Having considered the environmental health implications of the above application, I would recommend the following conditions be attached should planning permission be granted.

Deliveries by commercial vehicles shall only be made to or from the site between 08.00 hours and 18.00 hours Monday to Friday, 08.00 to 1300 on Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

J Mullaney

John Mullaney
Environmental Health Officer

F/2000/0650
Location: 59 Shirley Avenue, Reading
Proposal: Proposed two storey side extension to dwelling and single storey rear extension
Case Officer: Emy Circuit
Observations: No comment

F/2000/0536
Location: Berkshire Brewery Scottish Courage Brewing Ltd., Imperial Way, Reading
Proposal: Proposed extension to brewery- packaging building (B2 use)
Case Officer: Emy Circuit
Observations: No comment

F/2000/0516
Location: 4 Goddard Close, Shinfield
Proposal: Proposed single storey front and side extensions to dwelling
Case Officer: Emy Circuit
Observaitons: No comment

F/2000/0591
Location: 11 Kendall Avenue, Shinfield
Proposal: Proposed single storey front extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0601
Location: Mays Farm, Hyde End Lane, Ryeish Green
Proposal. Proposed change of use of farm building to B8 use.
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0588
Location: 1 Salmond Road, Reading
Proposal. Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence.
Case Officer: Emy Circuit
Observations: We express concern on the possible impact that a residential care home would have in the middle of a residential area.

F/2000/0365
Location: 7 Grovelands Road, Spencers Wood
The new plans show: parking layout for four cars
Case Officer: Emy Circuit
Observations: No comment

F/2000/0482
Location: Burley Lodge Stud, Hyde End Road, Shinfield
Proposal: Proposed change of use of grazing land to outdoor riding arena with surrounding fence
Case Officer: Elaine Connor
Observations: No comment

F/2000/0488
Location: 3 Pattinson Road, Reading
Proposal: Proposed first floor side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0420
Location: 11 Pattinson Road, Shinfield
Proposal; Proposed two storey side extension to dwelling and demolition of existing garage
Case Officer: Emy Circuit
Observations: No comment

Continued...

C3	
20 MAR 2000	
COPIES TO:	ACK:
	FILE:

Received by Wokingham District Council

Application No: F/2000/0601

Proposal:
Proposed change of use of farm building to B8 use

Location:
Mays Farm May Feeds, Hyde End Lane, Ryeish Green, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

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

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

Head Planning and Transportation

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/060 I relates.

Address of site MAYS FARM, RYEISH GREEN, 3 MILE X, READING, BERKS RG7 1EP

Signed Ian M. Clarke

Date 2 - 3 - 00

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man



Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 23 February 2000

Application Number: F/2000/0601

Proposal: Proposed change of use of farm building to B8 use.

Site Address:
Mays Farm May Feeds, Hyde End Lane, Ryeish Green, Reading.

Applicant:
Beckingham Partnership C/O Andesign.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

SC 24- PARKING, LOADING & OFF-LOADING (SR06)

CAN THE PO MAKE THIS PERMISSION PERSONAL TO THE OCCUPIER?

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

14-3-00

ANDESIGN
BUILDING PLANS

26790

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

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

ref: ~~3788~~

7th March 2000

Dear Mrs O'Dell,

re: **Application No 2000/0601 - Mays Farm, Ryiesh Green**

Further to our telephone conversation on 3rd March, I can confirm that the history of the barn which is the subject of the current application is as follows:-

In 1989 my Clients ceased a lifetime of dairy farming at the property owing to the severe difficulties that were being experienced in the Dairy Industry and transferred his whole efforts into beef farming. The building was erected in 1991 for storage in connection with feed, equipment etc.,needed to support the beef farm. In 1995/96 as a result of the B.S.E. crisis my Client had to drop out completely of the beef farming and since then whilst the building has been used for the odd pieces of storage it has effectively become redundant for agricultural purposes.

I trust the above information is sufficent for your purpose, but if you have any further queries please do not hesitate to contact my office.

Yours faithfully,

A. Hester

ANDESIGN
BUILDING PLANS

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

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

ref:3780

16.FEB.2000* 0601

15th February 2000

Dear Sir,

re: **Mays Farm, Ryeish Green, Three Mile Cross**

Please find enclosed a duly completed Planning application for the Change of Use of a redundant agricultural building for the purpose of storage and distribution to be occupied by a company known as Britlec Limited. This company takes in deliveries on an articulated vehicle at the maximum rate of 2 deliveries per month, which is generally in the winter season which is their busiest time. These vehicles would enter via the main farm access and reverse into the yard adjacent to the unit for off-loading which takes approximately 4 hours. The unit itself would then store the goods brought in by this vehicle and send them out using a Parcel Force delivery network which would visit the site late afternoon on a daily basis for collection. This vehicle would enter via the access direct into the yard for loading. The unit would only be occupied by 1 member of staff between the hours of 8.30a.m. and 5.30 p.m. Monday to Friday and 8a.m. to 12.00 noon on Saturdays. The unit would not be occupied on Sundays or Bank Holidays,

We have had preliminary discussions with your Highways Department regarding the demand for car-parking. Whilst in theory the size of the unit would generate a considerable number of parking spaces, in reality only 1 vehicle is likely to be parked there in addition to the delivery vehicle at any time. The yard has the capacity to both accommodate the delivery vehicle and up to 4 vehicles being parked, although this in not likely to happen.

It is extremely important to our Clients that a consent for this Change of Use is achieved within the prescribed 8 weeks period, and therefore if you

have any queries whatsoever please contact our office at the earliest possible time.

Yours faithfully,

A. Hester

16.FEB.2000* 0601

WOKINGHAM D.C. DEVELOPMENT CONTROL

78 ~~78~~

Start date: 16 FEB 2000	Map No. 87 Site 0.02
Officer: AO	Application No. F/2000/0601
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

(12)

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☒ Invalid ☐ PD

Description:
(F) PROPOSED CHANGE OF USE OF FARM BUILDING TO B8 USE

Location: MAYS FARM HYDE END LANE RYEISH GREEN

Parish: SHINFIELD Ward: SHINFIELD ✓ 23.02.00

Applicant: BECKINGHAM P/SHIP

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

(5)

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	including parking plan to be included in red lined area.		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 23.02.00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	(XA:) ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

.....

.....

.....

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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

16.FEB.2000* 0601

1.	**APPLICANT'S NAME**	BECKINGHAM PARTNERSHIP
	ADDRESS	MAYS FARM, RYEISH GREEN
		THREE MILE CROSS, BERKS
	POST CODE	RG7 1EP **PHONE** 9883366
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	ANDESIGN
	ADDRESS	9 PERKINS WAY
		WOKINGHAM, BERKS
	POST CODE	RG41 2TN **PHONE** 9784165
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**	AS ABOVE
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 REDUNDANT FARM BUILDING TO STORAGE AND DISTRIBUTION FOR BRITLEC LIMITED
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	N/A
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**	AH/S/629 AND 1:500 & 1:2500 O.S. SHEETS

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

CHANGE OF USE	[X]	**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	[X]	**State period required**	MAXIMUM
RELAXATION OF CONDITIONS	[ ]	**State relevant application number Conditions to be relaxed**	

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.	REDUNDANT AGRICULTURAL
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	YES/NO X — 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?	XYES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.
14. STATE EXTERNAL MATERIALS TO BE USED.	EXISTING (SEE DRAWING)
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.	EXISTING
16. HOW WILL SURFACE WATER BE DISPOSED OF?	EXISTING
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/NO If no, please give details N/A
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING / AS PROPOSED. Give details of pedestrian and vehicular access	1 No 3.7m VEHICULAR ACCESS
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	ALL ON GROUND LEVEL

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?	YES/NO X — 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 X — If YES, please ask for and complete Part 3 of the form
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£190

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

SIGNED (ANDESIGN) ON BEHALF OF BECKINGHAM PARTNERSHIP DATE 15/2/2000

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

1769c 16.FEB.2000* 0604

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				$226m^2$
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify AGRICULTURAL		$226m^2$		
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	IN 12m x 7 m YARD	
Proposed	WITH UNIT (See letter)	

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.

STORAGE & DISTRIBUTION

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

BRITLEC LTD., 40 SOMERTON GROVE
THATCHAM BERKS
NO

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

Existing Staff	Transferred Staff	New Staff	Total
			1

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

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No. 16.FEB.2000* 0601

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

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

+ 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.

(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).

- 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
NOT APPLICABLE		

Signed . . . . . (ANDESIGN)

On behalf of . . BECKINGHAM PARTNERSHIP

Date 15/2/2000

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

ADDRESS MAYS FARM RYEISH GREEN PARISH SHINFIELD

PLOT No. HYDE END LANE ORD. SHEET No.

BUILDER

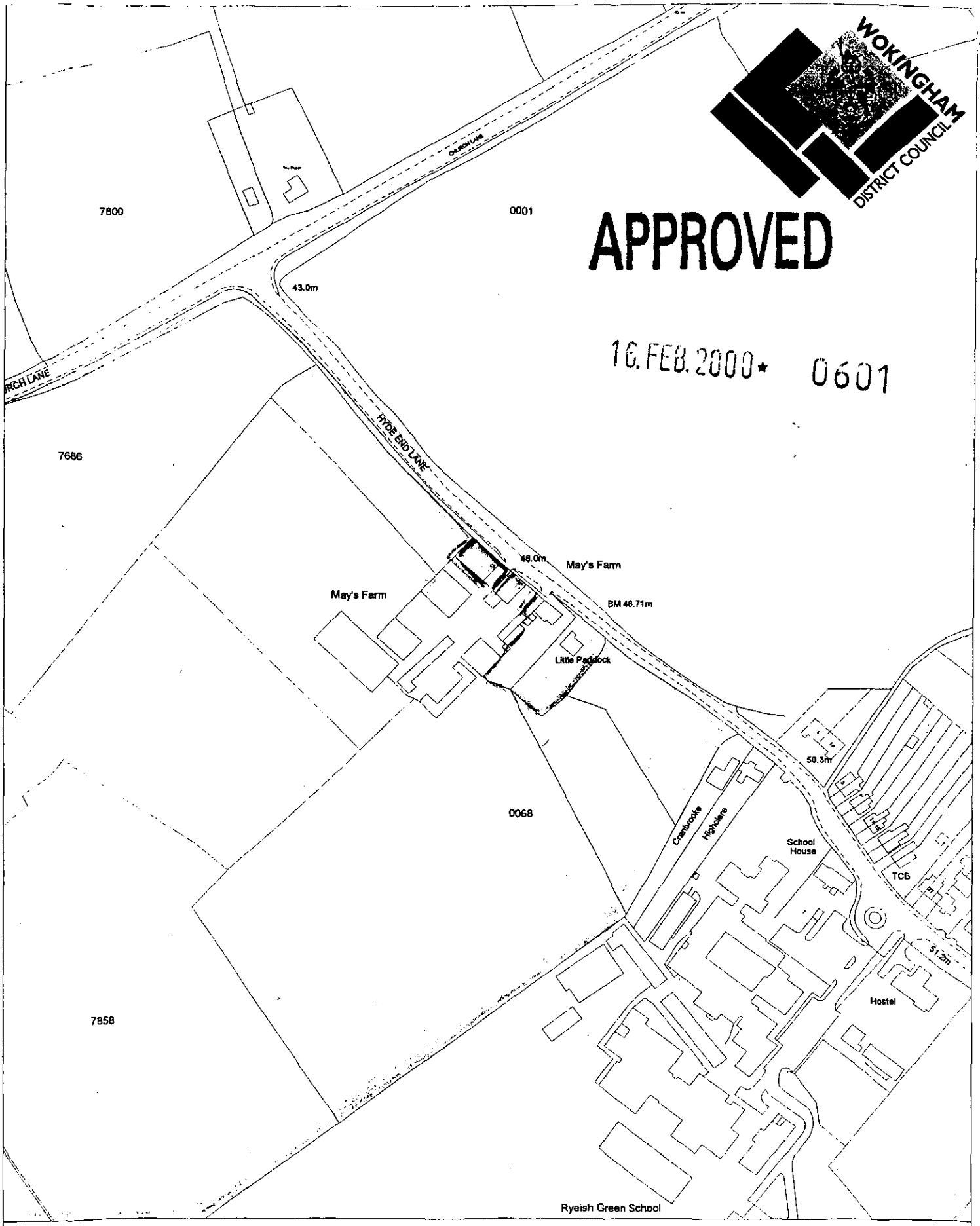
Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR15425	MR. I. CLARKE	CONSERVATORY	18-8-80	APP
14028	"	"	25-9-80	N/A
187823	BRYANT HOMES O/L	RES. DEV. / CHURCHLANE RYEISH GREEN	10-2-83	N/A
34635	MAYS FEEDS	STABLES	18-1-90	
34641	THE BECKINGHAM PARTNERSHIP	AGR. BLDG. FOR HOUSING CATTLE	16-12-89	
37027	"	2 BLDGS FOR AGR. STORAGE	13-2-91	
38342	MRS SIVITER (MAYS FEEDS)	4 STABLES, TACK ROOM, FEED STORE	13-11-91	
38676	"	"	17-12-91	
99/69032/F	MR & MRS I CLARKE.	2/ST SIDE EXT'N + S/ST EXT'S FORM GARAGE UTILITY ROOM + STORE.	29/3/99	

DATE OF COMPLETION

FP99/8460/A " " 2St/S + S/St/R Exts. 21/4/99 APP

[illegible] ORDERS

16.FEB.2000* 0601



WOKINGHAM DISTRICT COUNCIL

APPROVED

16.FEB.2000* 0601

Site Plan, Scale: 1 to 2500

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Date: 13 October 1999