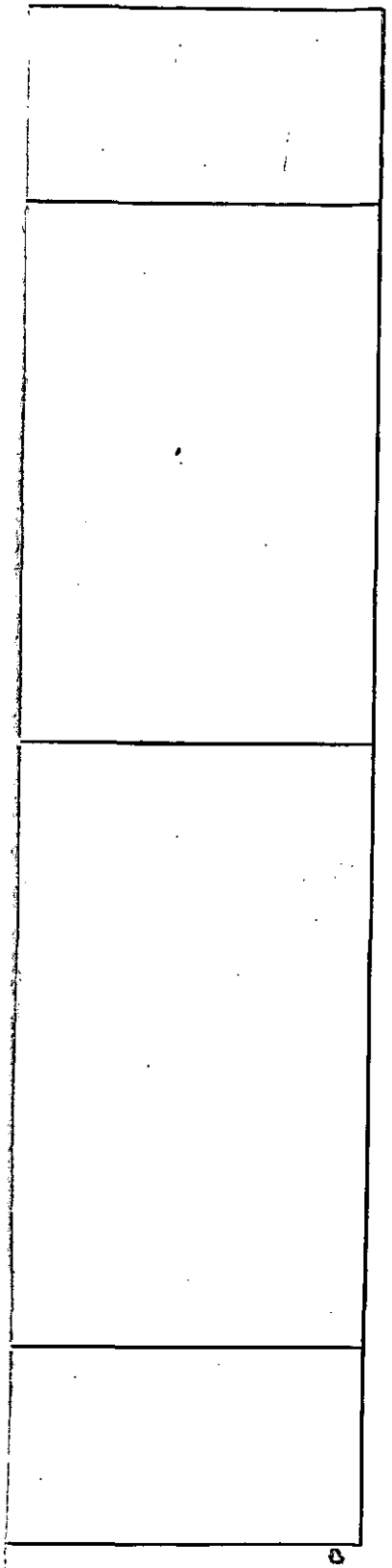


APPLICATION NO:
TP/2001/3581

LOCATION:
Springalls Farm Trowes Lane, Swallowfield Reading.

APPLICANT:
Mr & Mrs C Hill C/O Adkin Rural And Commercial

PROPOSAL:
Application for temporary permission for stationing of 2 mobile homes for seasonal agricultural workers.

EARLIEST DATE FOR DECISION: **19/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/05/2001

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

DO

1398

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs C Hill
C/O Adkin Rural and Commercial
Orpwood Lodge
School Road
Ardington
Wantage
Oxon OX12 8PP

Application Number: TP/2001/3581

Parish: **SWALLOWFIELD**

Location: **Springalls Farm, Trowes Lane, Swallowfield, Reading.**

Proposal: **Application for temporary permission for stationing of 2 mobile homes for seasonal agricultural workers.**

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 discontinued and the land restored to its former condition on or before 30 June 2004 in accordance with a scheme of work to be submitted to and approved by the Local Planning Authority.

Condition
2. The mobile homes shall only be occupied between 1 May and 30 November each year.

Condition
3. The mobile homes shall be sited at least 6 metres apart and 6 metres from any building.

Condition
4. The mobile homes shall be used solely to provide ancillary staff accommodation for seasonal workers employed at Springalls Farm.

Reason
1. Permission would not normally be granted and this permission is justified only by the special agricultural considerations relating to this application.

Reason
2. Permission would not normally be granted and this permission is justified only by the special agricultural considerations relating to this application.

Reason
3. In the interests of fire safety and to ensure an adequate means of escape in case of emergency.

Reason
4. Permission would not normally be granted and this permission is justified only by the special agricultural considerations relating to this application.

John Mitchell
Development Control Manager
Date: 02/07/2001

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.

FOR REFERENCE

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

8 SEP 1998

NOTIFICATION OF CONSENT FOR TEMPORARY PLANNING PERMISSION

Mr & Mrs C Hill (Valley Produce)
C/O DPDS Consulting Group
Old Bank House 5 Devizes Road
Swindon
Wilts
SN1 4BJ

Application No : 98/67517/T

Parish : SWALLOWFIELD PARISH

Proposal : PROPOSED SITING OF 2 MOBILE HOMES

Location : Springalls Farm House Trowes Lane Swallowfield

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT TEMPORARY PLANNING 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(S) :

01
The use hereby permitted shall be discontinued and the land restored to its former condition on or before 30 November 2000 in accordance with a scheme of work to be submitted to and approved by the Local Planning Authority.

02
The mobile homes shall only be occupied between 1 May and 30 November each year.

03
The mobile homes shall be sited at least 6 metres apart and 6 metres from any building.

04
The mobile homes shall be used solely to provide ancillary staff accommodation for seasonal workers employed at Springalls Farm.

REASON(S) :

01
Permission would not normally be granted and this permission is justified only by the special agricultural considerations relating to this appliction.

02
Permission would not normally be granted and this permission is justfied only by the special agricultural considerations relating to this application.

03
In the interests of fire safety and to ensure an adequate means of escape in case of emergency.

04
Permission would not normally be granted and this permission is justfied only by the special agricultural considerations relating to this application.

C.E. Kinimer

Date 30 September 1998

Development Control Manager

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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

ADKIN
RURAL & COMMERCIAL

13.MAR2001 3581

Application for Temporary Planning Permission

For the Retention of Two Mobile Homes

On land at

Springalls Farm, Swallowfield

For

Mr & Mrs C R Hill
(Trading as Valley Produce)

CONTENTS

The Report

Introduction
Basic Details of the Business
The Proposal
Policy Context & Justification

The Appendices

Staffing Requirements
Housing Requirements
Farming Enterprises

INTRODUCTION

This report has been complied specifically to accompany an application for the renewal of the temporary planning permission for the siting of two mobile homes at Springalls Farm, Swallowfield (Ref: 98/67517/T). The circumstances of the applicants and the structure of their farming business 'Valley Produce' remains largely unchanged and therefore the need for the temporary accommodation on the holding continues. We have therefore largely reproduced the report that accompanied the original application having updated various details to reflect the circumstances as they exist at present.

BASIC DETAILS OF THE BUSINESS

Valley Produce has, of course been trading and farming the land at Swallowfield for many of years. It is still run by Mr & Mrs C R Hill, and continues to specialise in the growing of salad vegetables, particularly varieties of Chinese Vegetables. The company has expanded and now farms five blocks of land as follows:

a) 21.40 ha (53 acres) at Springalls Farm, Swallowfield which is held on a Farm Business Tenancy until September 2002;
b) 11.30 ha (28 acres) at Barn Elms, Bradfield held on an annual cropping license;
c) 24.00 ha (60acres) at Lodge Farm, Wanborough held on an annual cropping license.
d) 1.00 ha (2.5 acres) at Lower Turnpike Nursery, Chichester held on a Farm Business Tenancy until 31st August 2001.
e) 20.23 ha (50 acres) at Troton, Midhurst, West Sussex held on an annual cropping license

Like most farming enterprises, demand for labour is seasonal with peak conditions over the harvest period, which in this instance is May to November. The growing of salad vegetables is intensive with each crop variety producing a minimum of two crops to be harvested during this period. Consequently, demand for temporary labour remains high. Updated details of staffing requirements and cropping patterns are attached and form part of this report. The primary source of seasonal agricultural workers for intensive vegetable enterprises such as this continues to be the direct employment by the applicant of Eastern European workers who reside and are employed in the UK for a maximum of six months. It is usual for accommodation to be provided for seasonal workers during the harvest period on, or as near to the farm as possible. Mr C R Hill is a tenant of the land, but no living accommodation is provided as part of the tenancy. Short-term rental accommodation also remains non-existent locally and consequently there is a continuing need to provide temporary accommodation to house these seasonal workers.

THE PROPOSAL

The proposal involves the retention of the two identical mobile homes, each of 10.8m x 3m x 2.5m high to house eight full time seasonal workers on the farm. The mobile homes are situated adjacent to the existing agricultural buildings in the yard at Springalls Farm, Swallowfield, as shown on the site plan which forms part of the appliaction. They are required for a further period of three years.

POLICY CONTEXT & JUSTIFICATION

PPG 7 'The Countryside: Environment Quality and Economic and Social Development' provides the initial policy context against which this application falls to be judges. Annex I, paragraph I 14-15 deals with the criteria which must be met in respect of temporary agricultural dwellings. The five criteria are:

a) evidence of a firm intention and ability to develop the enterprises;
b) a functional need for the accommodation;
c) the enterprise is financially sound;
d) there are no other dwelling units on the farm or available for the workers concerned;
e) planning requirements such as siting and access are satisfied.

The principles are essentially incorporated into policies of the Deposit Wokingham District Local Plan 1997, where policies WCC1, WCC2, WCC4 and WCC6 are particularly relevant.

The site is located in the countryside, outside the identified settlement boundaries of Swallowfield, and within an area designated as an Area of Separation by Green Gaps and Wedges (Policy WCC2).

WCC1 sets out the principle types of development that will be allowed in the countryside. Development essential for agricultural/forestry is acceptable, and consequently the proposal complies with that policy.

WCC2 seeks to maintain a clear separation between settlements. The retention of two mobile homes within the complex of existing farm buildings at Springalls Farm will not prejudice the intentions of this policy, nor detract from the open countryside appearance of this area.

Policies **WCC4** and **WCC6** directly reflect the requirements of the PPG. The enclosed farming details clearly demonstrate a functional need for eight full time seasonal workers to be provided with accommodation. The most suitable and cost effective means of doing this is still through the provision of mobile homes, which can easily be removed from the land if and when they are no longer needed. Clearly, as has already been explained, the nature and seasonal requirement of the enterprise is such that renting locally for a specific period is not possible and highly impractical.

The applicants have been tenants of the land at Swallowfield for the last thirteen years, and have managed and built up a successful and financially sound business which continues to grow. The application for the mobile homes is, again fully supported by their landlord. The applicants do not have the tenancy of any buildings on the farm that could be adapted to provide suitable housing accommodation. Indeed, the only buildings they tenant are the portakabin office and the existing portal frame cold store buildings. The two mobile homes will continue to provide sufficient living accommodation for eight workers, but also serve as a 'canteen' facility during the day for all of the salad pickers working on the holding. They were sited in this location for three principal reasons:

a) the 10ha field immediately adjacent to the farmyard, growing Chinese vegetables and small leaf baby spinach is the most intensively farmed block of crops and it is imperative to have a direct pool of labour available for harvesting. This land is also under 24 hour irrigation;
b) there is a need for constant supervision of the cold stores and the day to day loading in and out of the vegetables as they are harvested;
c) they are integrated with the existing complex of buildings, and therefore have no adverse visual, physical or ecological impact upon the surrounding countryside.

It is considered that the proposal again accords with the criteria in PPG7, and policies WCC1, WCC2, WCC4 and WCC6 of the Deposit Wokingham District Local Plan in all respects.

STAFFING REQUIREMENT

Permanent (All year)	2	Proprietors	F/T
	1	Secretarial	F/T
	1	Accounts	F/T
	2	Accounts	P/T
	1	Contractor	P/T
Seasonal (May-November)	5	Lorry Drivers	P/T
	8	Pickers	F/T
	15/20	Pickers	F/T
Total Employed	**34/54**		

HOUSING REQUIREMENT

Seasonal	8	Pickers	F/T
Total	**8**		

FARMING ENTERPRISES

Farm	**ha**	**Cropping**	**Frequency**
Springalls Farm	4	Chinese Baby Vegetables	2.5 crops
	6	Small Leaf Baby Spinach	3.5 crops
	0.8	Mixed Herbs	Permanent
	4	Full Leaf Spinach	2.5 crops
	4.9	Coriander	2.5 crops
	1.6	Fenugreek	3.0 crops
Barn Elms	11.3	Full Leaf Spinach	2.0 crops
Lodge Farm	16.2	Coriander	2.0 crops
	8.1	Fenugreek	2.0 crops
Trotton	20.23	Coriander	2.0 crops
		Full Leaf Spinach	2.0 crops
Total	**77.13**		

Tel: (0118) 974 6451

Date: 13/6/01

My ref: TP/2001/3581

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 D Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

Dear Councillor

Application Number: TP/2001/3581
Springalls Farm, Trowes Lane, Swallowfield, Reading.
Application for temporary permission for stationing of 2 mobile homes for seasonal agricultural workers.

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 **Elaine Connor** on **(0118) 974 6451**. 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 25/6/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **TP/2001/3581**
Springalls Farm, Trowes Lane, Swallowfield, Reading.
Application for temporary permission for stationing of 2 mobile homes for seasonal agricultural workers.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

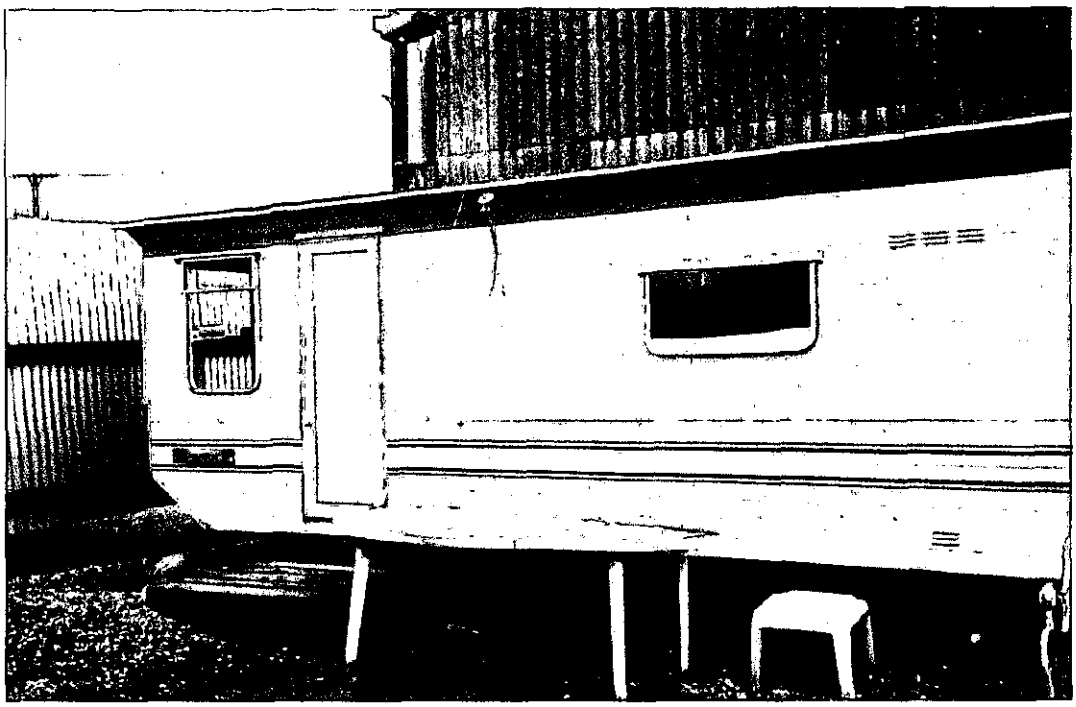
_____

Signed: _____ Date: _____

Councillor D Beatty

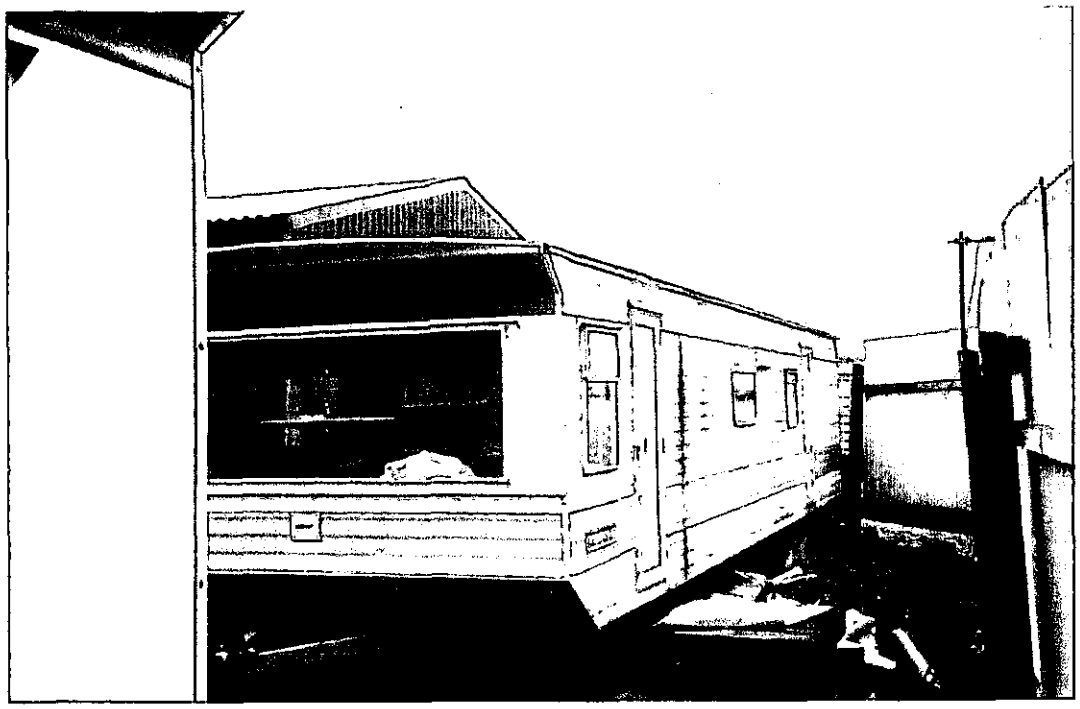
NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

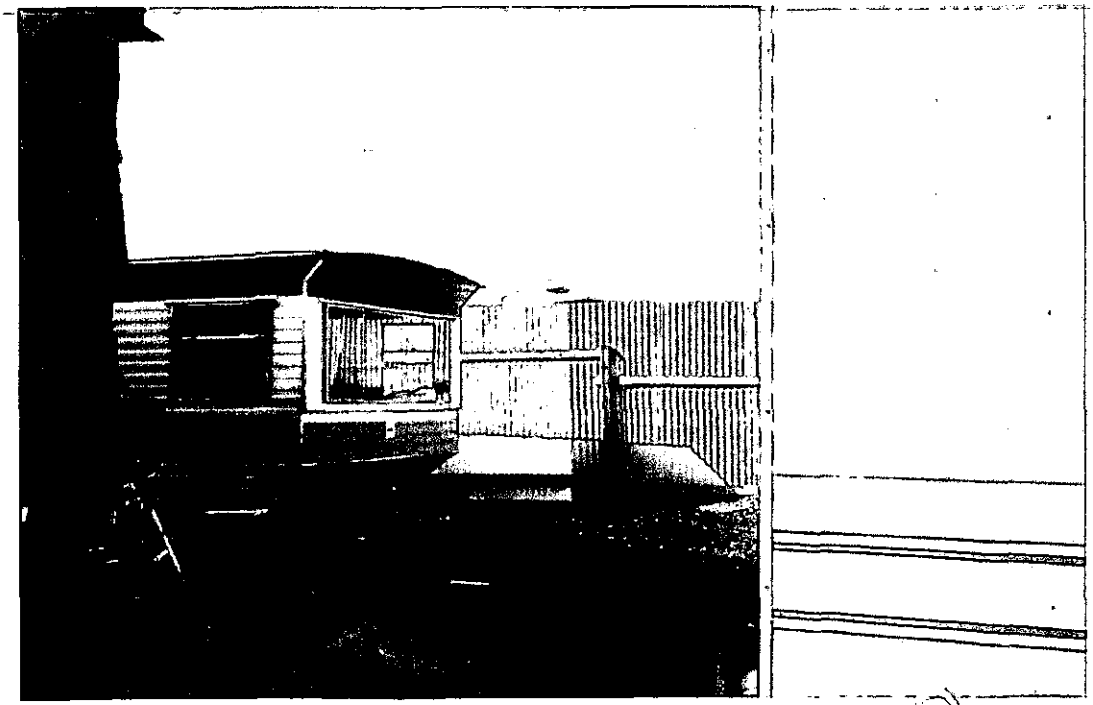
13.MAR2001 3581

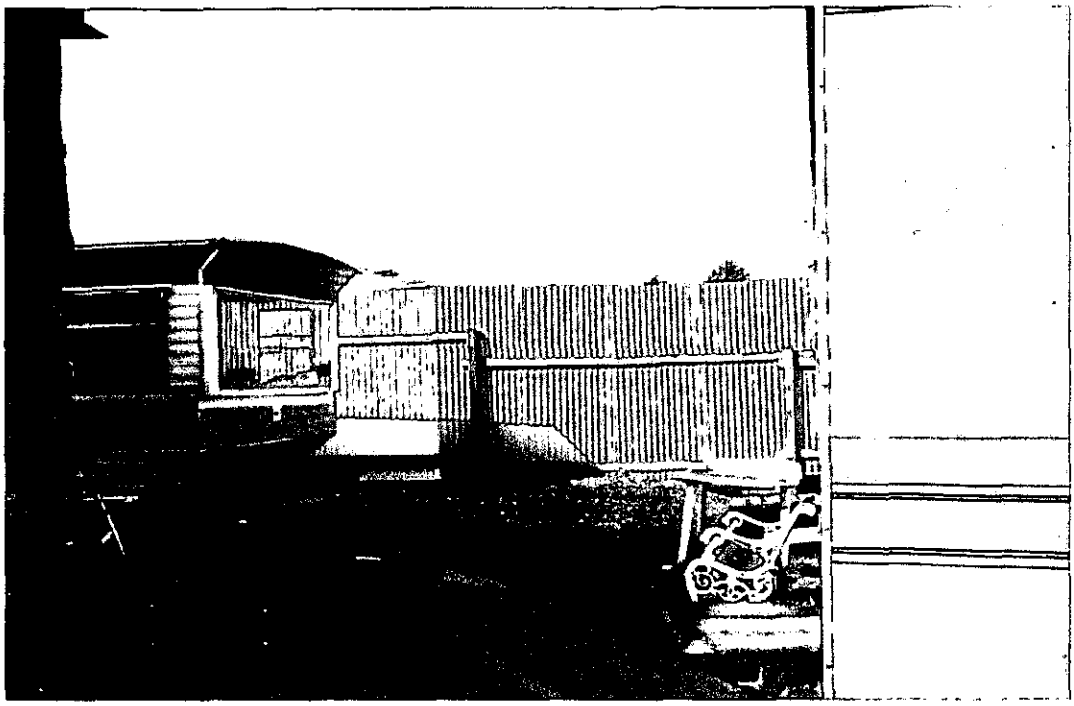


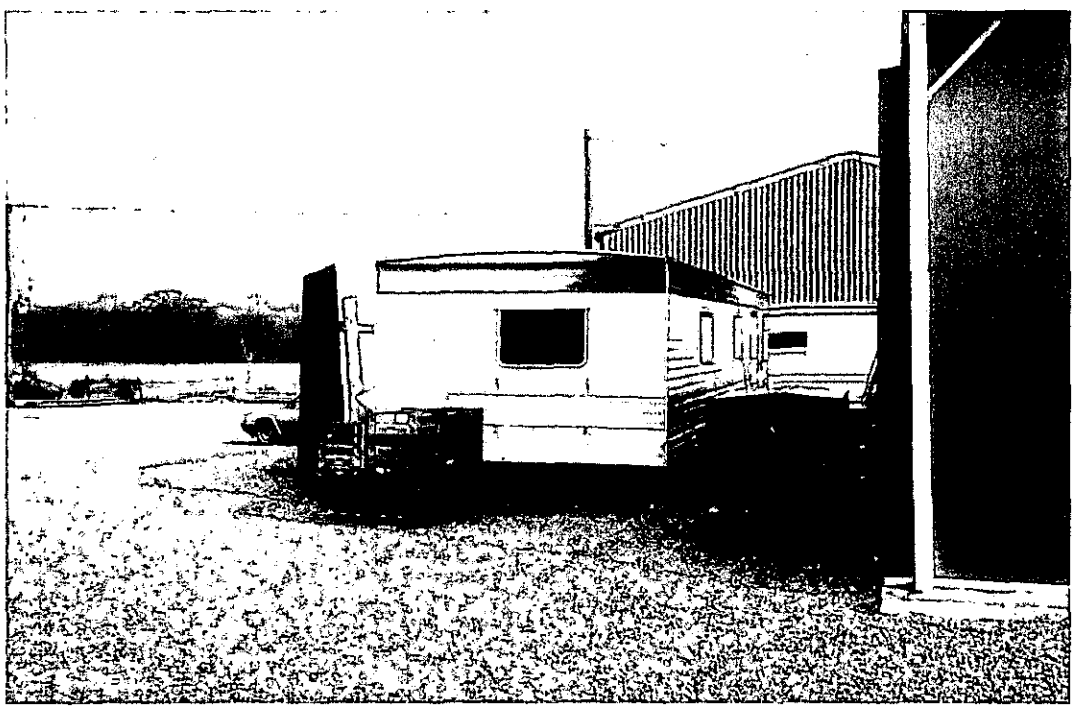


APPROVED

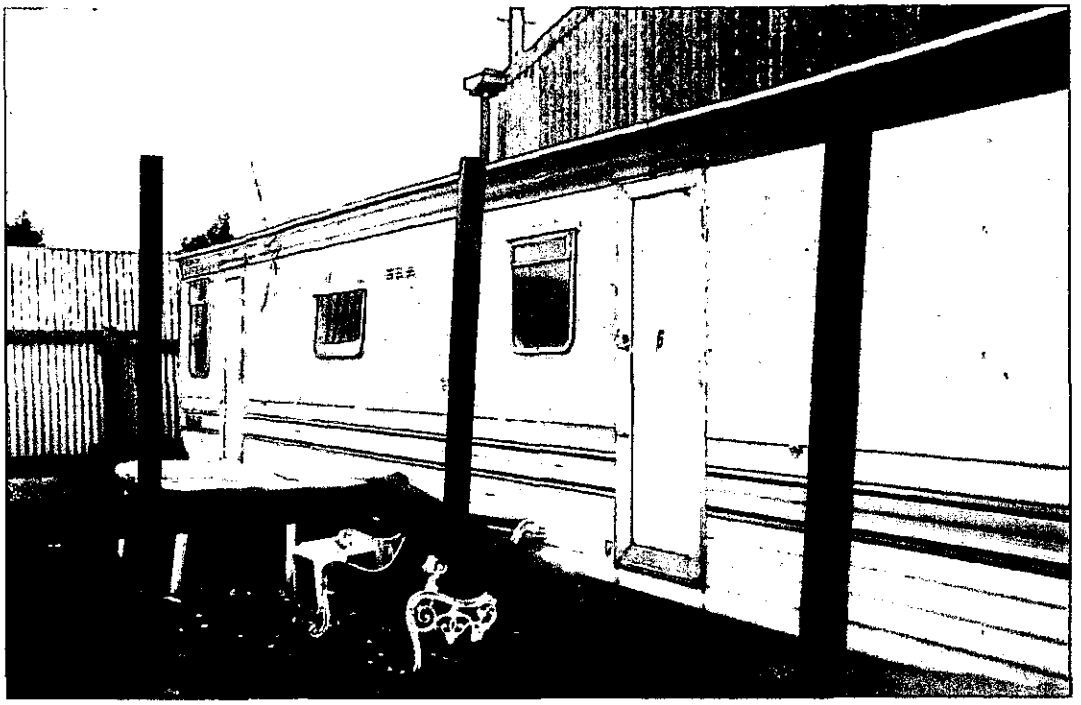


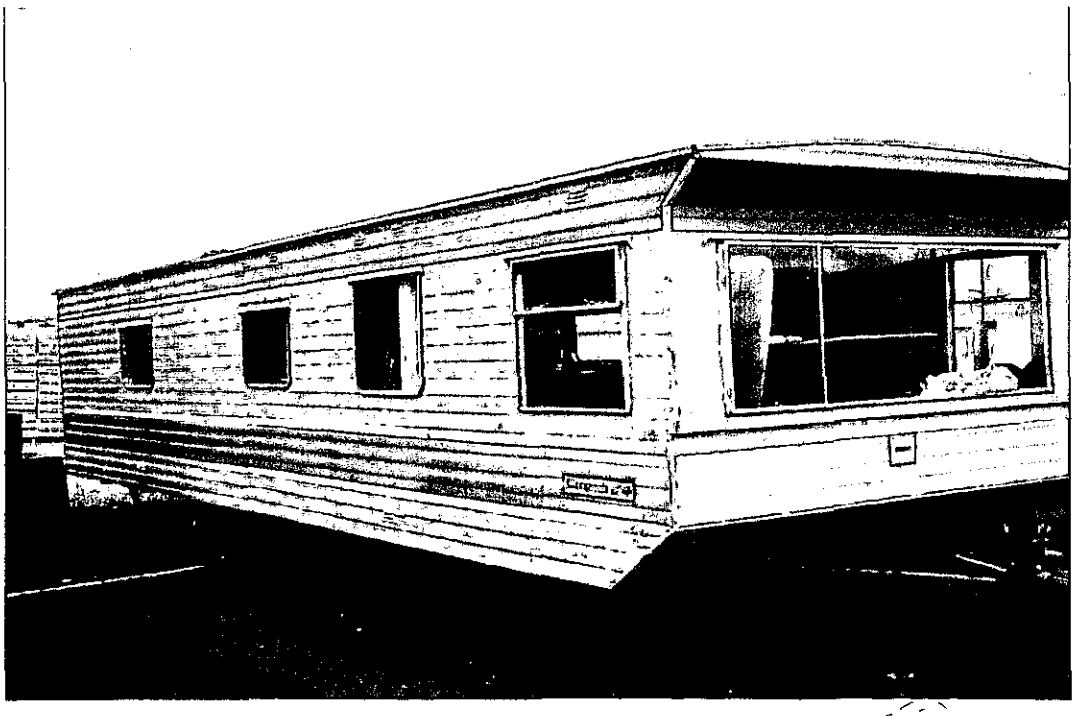






Attached





Received by Wokingham District Council

Application No: TP/2001/3581

Proposal:
Application for temporary permission for stationing of 2 mobile homes for seasonal agricultural workers.

Location:
Springalls Farm, Trowes Lane, Swallowfield, 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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2001. 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 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

27 March 2001

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

11/04/2001

FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: TP/2001/3581
Location: Springalls Farm, Trowes Lane, Swallowfield
Proposal: Application for temporary permission for stationing of 2 mobile homes for seasonal agriculture workers
Case Officer: Elaine Connor

The Parish Council is normally averse to mobile homes, including repeated temporary permissions. However, in this instance, the Parish Council acknowledges the need for such accommodation, and furthermore is unaware of any problems caused by the mobile homes in the past.

In addition the Parish Council does not consider that the mobile homes, given their siteing, appreciably detract from the visual amenity of the area.

The Parish Council therefore does not object to this application.

Yours sincerely,

C Adams

Celia Adams, Clerk

11.Apr. 2001 10:21 SWALLOWFIELD PARISH COUNCIL No.1094 P. 1/4
SWALLOWFIELD P C

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

11/04/2001

FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

PLANNING SERVICES	RST
HOL	TLS
DC	CPF
APP	
CS	
12 APR 2001	
COPIES TO:	ACK:
	FILE:

Dear Sirs,

Application Number: TP/2001/3581
Location: Springalls Farm, Trowes Lane, Swallowfield
Proposal: Application for temporary permission for stationing of 2 mobile homes for seasonal agriculture workers
Case Officer: Elaine Connor

The Parish Council is normally averse to mobile homes, including repeated temporary permissions. However, in this instance, the Parish Council acknowledges the need for such accommodation, and furthermore is unaware of any problems caused by the mobile homes in the past.

In addition the Parish Council does not consider that the mobile homes, given their siteing, appreciably detract from the visual amenity of the area.

The Parish Council therefore does not object to this application.

Yours sincerely,

C Adams

Celia Adams, Clerk

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Elaine Connor
Development Control

Your Ref: TP/2001/3581

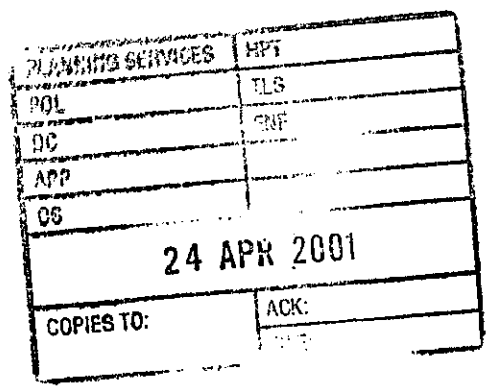
Date. April 20, 2001

PROPOSED: TP FOR STATIONING OF 2 MOBILE HOMES

LOCATION: SPRINGHALLS FARM, TROWES LANE, SWALLOWFIELD

These proposals have been evaluated and I have no environmental health objections to the application.

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: TP/2001/3581
CASE OFFICER: Elaine Connor

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

WORK SHEET FOR : Elaine Connor

Application Number : TP/2001/3581

Applicant : Mr & Mrs C Hill C/O Adkin Rural And Commercial.

Location : Springalls Farm, Trowes Lane, Swallowfield, Reading.

Proposal : Application for temporary permission for stationing of 2 mobile homes for seasonal agricultural workers.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/03/2001

Earliest Date for Decision : 19/04/2001

Latest Consultation Date/Site Notice Expiry Date : 19/04/2001

This application will have expired on: 08/05/2001. 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 :

ENV. HEALTH : no objections.

P. COUNCIL: no objection.

Planning Issues : GREEN GAP.
IMPACT UPON CHAR. OF AREA
PRINCIPLE OF DEVELOPMENT.

Application No. F/2001/3581

Appraisal

The application being considered proposes the renewal of temporary planning permission for the stationing of 2 mobile homes for seasonal agricultural workers at Springalls Farm, Trowes lane, Swallowfield. The proposal involves the retention of two mobile homes first given consent in 1998, to house 8 full time seasonal workers on the farm. The mobile homes are situated adjacent to the existing agricultural buildings in the farm yard. They are required for a further three years.

Principle of Development

Springalls Farm, is rented by 'Valley Produce' a company who specialise in the growing of salad vegetables, particularly varieties of Chinese Vegetables. The mobile homes are required for temporary accommodation over the harvest period, May to November. According to an accompanying report compiled by Adkin Rural and Commercial the primary source of seasonal agricultural workers for intensive vegetable enterprises such as Springalls Farm, continues to be direct employment by the applicant of Eastern European workers who reside and are employed in the UK for a maximum period of six months. The report states that it is normal for accommodation to be provided for seasonal workers during the harvest period, on or near to the farm. Since short-term rental accommodation remains non-existent locally there is a continuing need to provide temporary accommodation to house these seasonal workers.

PPG 7 and policy WCC6 of the Wokingham district Local Plan (Deposit Draft) lays out criteria against which such proposals should be judged. This criteria includes, evidence of a firm intention and ability to develop the enterprises; a functional need for the accommodation, clear evidence that the enterprise is financially sound, no other dwelling on the farm unit or any other existing accommodation in the area is available for the workers concerned; and provided that other normal planning requirements are satisfied. It is considered that the report accompanying the application in support of it provides clear justification of the need for the continued temporary siting of the existing mobile homes. The report shows evidence that the company 'Valley Produce' are viable and expanding.

Impact upon the character of the surrounding area

It is considered that the mobile homes, which are located amongst the existing complex of farm buildings, will not have an adverse impact upon the character of the surrounding countryside area.

Application Number TP/2001/3581
Conditions/Reasons for Refusal

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

CONDITION(S) :

01

The use hereby permitted shall be discontinued and the land restored to its former condition on or before 30 June 2004 in accordance with a scheme of work to be submitted to and approved by the Local Planning Authority.

02

The mobile homes shall only be occupied between 1 May and 30 November each year.

03

The mobile homes shall be sited at least 6 metres apart and 6 metres from any building.

04

The mobile homes shall be used solely to provide ancillary staff accommodation for seasonal workers employed at Springalls Farm.

REASON(S) :

01

Permission would not normally be granted and this permission is justified only by the special agricultural considerations relating to this appliction.

02

Permission would not normally be granted and this permission is justfied only by the special agricultural considerations relating to this application.

03

In the interests of fire safety and to ensure an adequate means of escape in case of emergency.

04

Permission would not normally be granted and this permission is justfied only by the special agricultural considerations relating to this application.

RECORD OF SITE VISIT

SITE ADDRESS: Springalls Farm
Trowes Lane Swallowfield Reading.

APPLICATION NUMBER: TP/2001/3581

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

rural area.

3. DESCRIPTION OF SITE/BUILDING

agric bldg w. farm buildings

4. RELATIONSHIP TO ADJOINING PROPERTIES

n/a

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 27 March 2001

Application Number: TP/2001/3581

Proposal: Application for temporary permission for stationing of 2 mobile homes for seasonal agricultural workers.

Parish: SWALLOWFIELD PARISH

Site Address:
Springalls Farm, Trowes Lane, Swallowfield, Reading.

Applicant:
Mr & Mrs C Hill C/O Adkin Rural And Commercial.

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 as per app. no. 67517.

Signed: _____ **Print name:** Adam Coggins 30/3/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 MAR 2001	Map No. 111 Site 0.03
Officer: EC / Application No. TP 2001 3581	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description: APPLICATION FOR (T.P.) ~~[illegible]~~ TEMPORARY PERMISSION FOR STATIONING OF 2 MOBILE HOMES FOR SEASONAL AGRICULTURAL WORKERS

Location: SPRINGALLS FARM TROWES LANE

Parish: SWALLOWFIELD Ward: Swallowfield 27.3.01 B

Applicant: MR/MRS C HILL

Fee Received 380-00 ✓ Required ~~[illegible]~~ Additional ..... Refund ~~[illegible]~~
(2) previous TP expired ∴ full fee

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	~~red line around curtilage, parking & access~~		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	~~(should be same as original 1998/67817)~~		
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 : 27.3.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: (Green gap/wedge Rural area)

.....

.....

No pre-apps

NEIGHBOURS:

S/N + see map +

The Meadows, Trowes Lane, Swallowfield
Springalls Farmhouse, " " "
26 Trowes Lane, "
Springfields, " " "
Hackthorne Cottage, Charlton Lane, "

T/998/67 S17

ADKIN
RURAL & COMMERCIAL

Orpwood Lodge, School Road, Ardington, Wantage, Oxfordshire OX12 8PP
Telephone: (01235) 862888 Facsimile: (01235) 862488
Website: www.adkin.co.uk

13 MAR 2001 • 3581

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

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
13 MAR 2001	
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	FILE:

SPA/elf/V/2006-016
9th March 2001

Dear Sirs

APPLICATION FOR TEMPORARY PLANNING PERMISSION
SPRINGALLS FARM, SWALLOWFIELD

Please find enclosed six copies of an Application for temporary Planning Permission for the siting and use of two mobile homes as living accommodation at the above farm.

The accompanying Report sets out the background to the proposal and assesses it in relation to the relevant policy context.

If you have any queries regarding this Application please do not hesitate to contact Mr S P Alden at the above office.

Yours faithfully

Adkin Rural & Commercial

Adkin Rural & Commercial

Enc

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.

CERTIFICATE A

13.MAR2001 3581

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
G Crocker Esq	Riseley Gorse Farm Riseley, Berkshire	10.3.2000

(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) .....

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
	N/a	

Signed . . . . . A Allen . . . . . .

On behalf of . . . Mr and Mrs C Hill . . . . . .

Date . . . 9.03.01 . . . . . .

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

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

13 MAR 2001 3581

1.	**APPLICANT'S NAME**	Mr and Mrs C R Hill
	ADDRESS	Valley Produce, The Beeches, Basingstoke Road, Spencers Wood, Reading
	POST CODE	RG7 1AL **PHONE**
	AGENT'S NAME	
2. If the applicant has an agent, all correspondence will be sent to the agent	**ADDRESS**	Adkin Rural & Commercial Orpwood Lodge, School Road, Ardington Wantage, Oxon. OX12 8PP
	POST CODE	**PHONE** 01235 862888
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**	Land at Springalls Farm, Swallowfield
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Renewal of temporary Planning Permission for the retention of two mobile homes to accomodate seasonal agricultural workers
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	61.8m²
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	Tenant
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	Site plan/location plan/photographs

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	[x]	**State period required**	5 years
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.

Two existing mobile homes

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 — 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 caravans as attached photographs

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.

N/a

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To existing soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

As existing

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

No

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	/ *	2 / *	/ *

* 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.

£380.00

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 & Mrs C Hill DATE 9.3.01

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".

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)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	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				
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		
Proposed		

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.

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

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

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.

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.

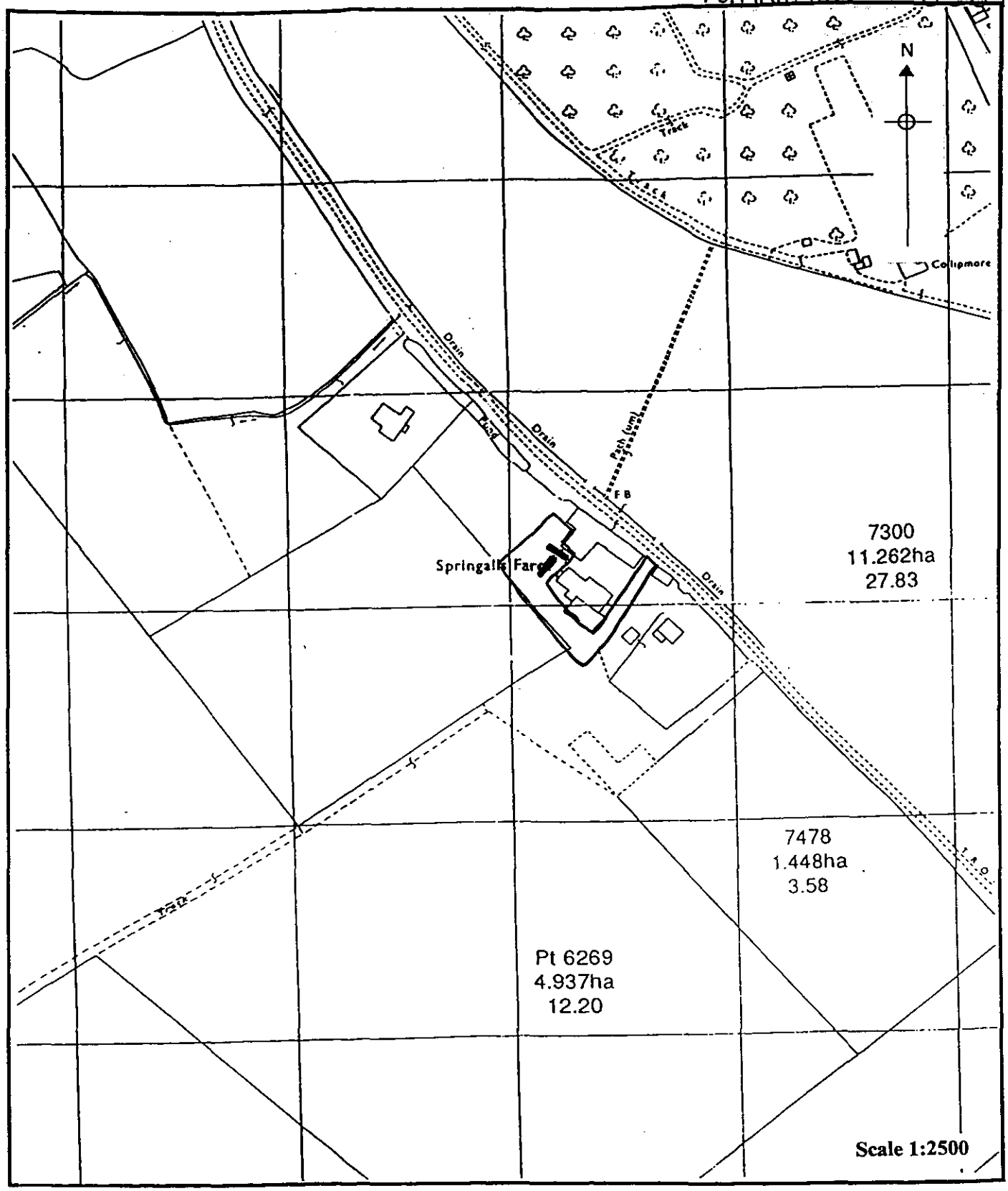
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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.'

13 MAR 2001 ★ 3581



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RURAL & COMMERCIAL

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Oxfordshire OX12 8PP

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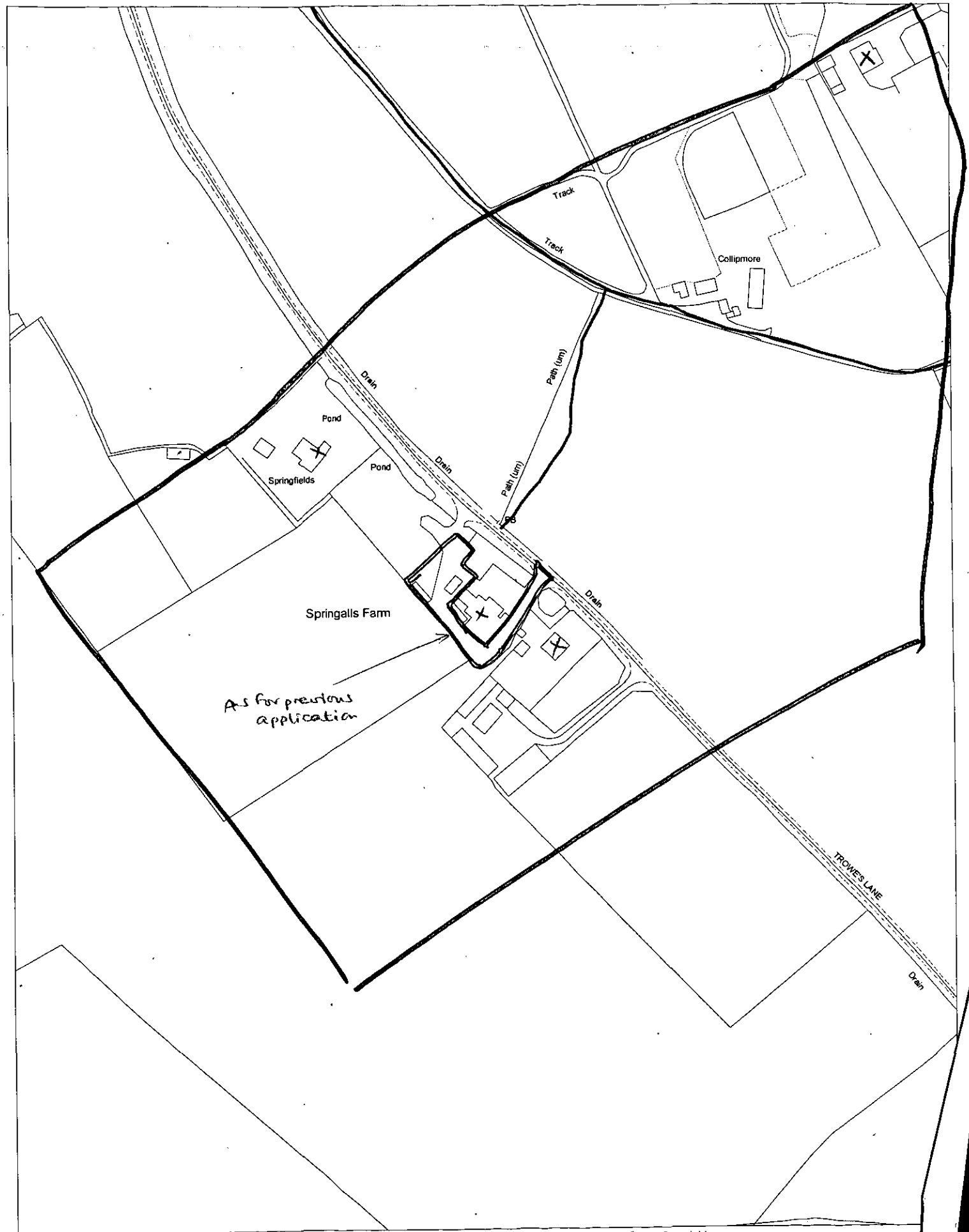
Email: mail@adkin.co.uk

13.MAR2001 3581



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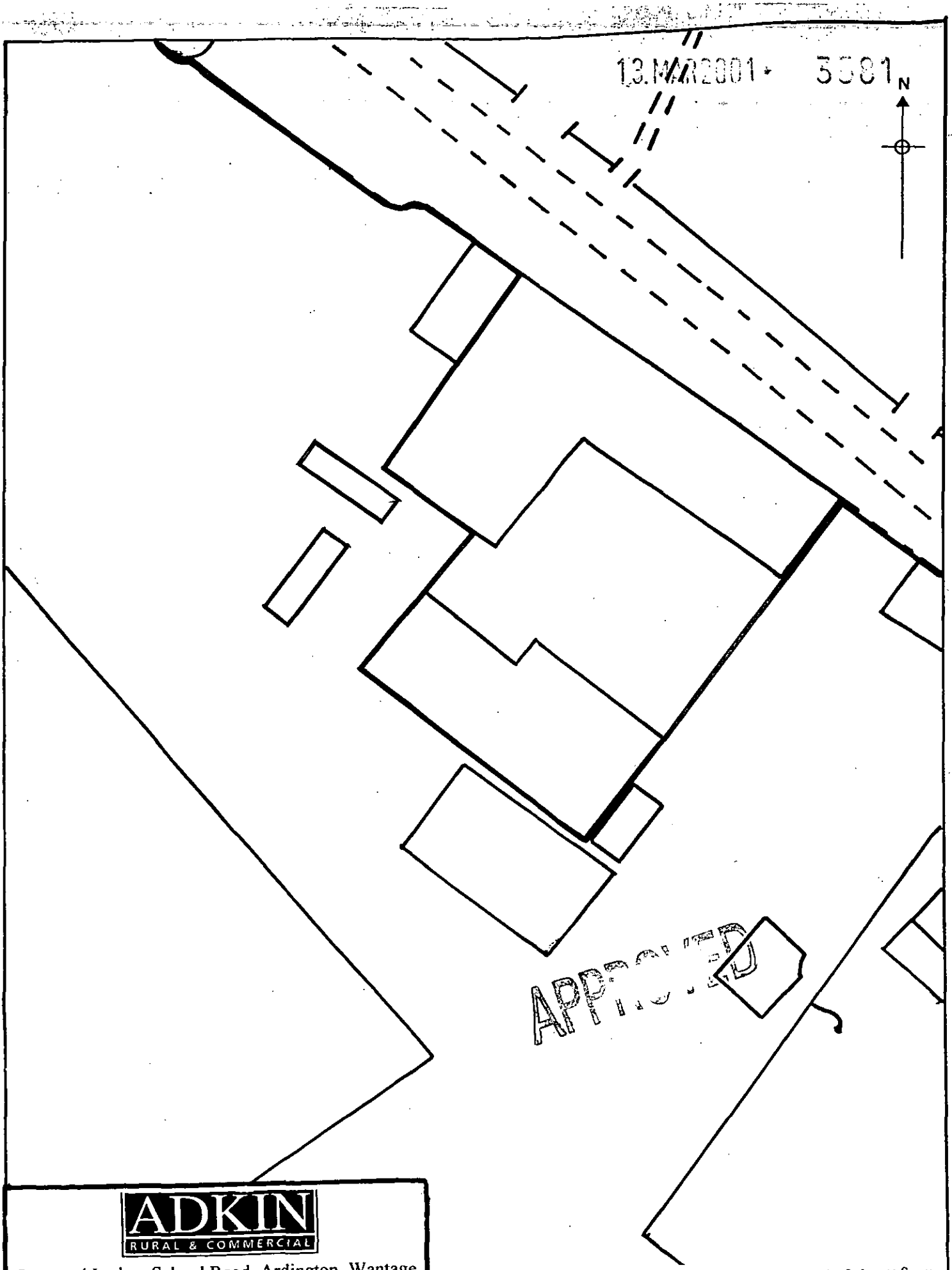
Development Control Section, Environmental Services, Wokingham District Council.
19 March 2001
Scale: 1 : 2500



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