APPLICATION NO:
F/2000/0385

LOCATION:
Kingsbridge Lambs Lane Reading.
→ FARM

APPLICANT:
Mr M Bishop

PROPOSAL:
Proposed change of use of small holding to animal rescue centre.

EARLIEST DATE FOR DECISION: **19/02/2000**

APPLICATION EXPIRY DATE: **16/03/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WLL2 WLL3.

Waste Officer.

MA Leuty, Loddon Lodge
P Templeton Kingsbridge
M Sutherland - Loddon
Lower Farm
G Ffrench - Blake
Loddon Lower Farm
M Lambert Loddon Hill
S Munro The Coach House
K White Portside
M Rothery Loddon Court.

~~Sarah Palmer~~
Mr R Palmer
Queen Annes Mead
Swallowfield.

File 0385

18 DURHAM CLOSE
WOOSEHILL, WOKINGHAM
BERKSHIRE RG41 3AB
Home Phone 0118 9794801
Email martin_bishop@talk21.com

40926

07 March 2001

Dear Mr Mitchell

Re planning Application - Kingsbridge Farm F/2000/0385

I write to advise that I, on behalf of the Wokingham Animal Rescue Group, wish to withdraw the application for planning permission for change of use of the above property. The pending site visit may be cancelled.

I was surprised and dismayed at the Planning meeting that there was so much opposition within our own ranks, especially after so much time and hard work had been spent over the last year. It's a shame, we were so close.

The vendor has now seeked another buyer anyway so there is no point in continuing .

However, on behalf of the committee (well most of us) may I express our sincere thanks to you and your staff for all your time and support you gave to us, it was much appreciated.

Yours sincerely,

Martin Bishop

PLANNING SERVICES	HPT
POL	TLS
DC FC	ENF
APP	
CS	
09 MAR 2001	
COPIES TO: JRM	ACK:
	FILE:

① MKA updated

2/3/2000 10.25 am

Elaine,

I've had a call from Mrs Brimblecombe (the owner of the current rescue centre @ Britons Farm)

She is going to write to you but the main thrust of what she explained to me was as follows;

(1) THE LETTER WRITTEN BY MR BISHOP (~~THAT~~ CAME IN WITH THE SUBMISSION) WAS DONE SO WITHOUT HER KNOWLEDGE & CONSENT

(2) SHE HAS NO INTENTION OF CLOSING THE RESCUE CENTRE @ BRITONS FARM AS IMPLIED IN THE LETTER.

(3) SHE HAS NO INTENTION OF ALLOWING THE PROPERTY TO REVERT BACK TO A DWELLING HOUSE

9782868

Ian.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 17 November 2000
My ref. JRM/SB/F/2000/0385
Your ref.

Councillor Mrs D C Beatty
c/o Civic Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WQ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs Beatty

PLANNING APPLICATION F/2000/0385
CHANGE OF USE TO ANIMAL RESCUE CENTRE, KINGSBRIDGE FARM, LAMBS LANE, READING

I attach a draft list of conditions which would apply to this site were planning permission to be granted. I also enclose copies of the representations we have received. I would be very grateful if you would let me have your comments on all of these matters as soon as possible.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Encls

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 17 November 2000
My ref. JRM/SB/F/2000/0385
Your ref.

Mr M Bishop
18 Durham Close
Woosehill
WOKINGHAM
Berkshire
RG41 3AB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Bishop

KINGSBRIDGE FARM, LAMBS LANE

I refer to your current planning application and attach for your comment draft planning conditions which I would wish to apply in the event that planning permission was granted. I would be grateful if you would be kind enough to give me your views as to whether or not these conditions would be acceptable to the Society.

I would be very happy to meet you to discuss these matters at your convenience.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Encl

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Bishop
18 Durham Close
Woosehill Wokingham
Berkshire
RG41 3AB

Application Number: F/2000/0385

Parish:	**SWALLOWFIELD**
Location:	**Kingsbridge Farm, Lambs Lane, Spencers Wood, Reading.**
Proposal:	**Proposed change of use of small holding to animal rescue centre.**

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 development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Full details of the following shall be submitted to and approved by the Local Planning Authority in writing before any work on the site is commenced:
(a) the use of any part of the site not covered by building(s) and the treatment thereof;
(b) the extent and position of accommodation for car parking, loading and unloading of vehicles and picking up and setting down of persons calling at the premises;
(c) means of enclosure of the site (including gates, walls and fences);
(d) the means and position of refuse storage and disposal.

Condition
3. Full details of the following shall be submitted to and approved in writing by the Local Planning Authority before the use commences, and the approved details shall be installed before the use hereby approved commences and shall thereafter be maintained:
(a) soundproofing of the premises;
(b) insulation of the premises (including ventilation).

Condition
4. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
5. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

Condition
6. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
7. This permission shall be personal to Wokingham Animal Rescue Group, or their successors in title and shall not enure for the benefit of the land, and upon the aforementioned ceasing to use the premises for the use herein permitted, this permission shall cease and become null and void and all material and equipment brought on to the premises in connection with the use shall be removed.

Condition
8. The use hereby permitted shall not be open to visiting members of the public except between the hours of 9am - 5pm Mondays - Saturdays and 9am - 1pm on Sundays and Bank and public holidays.

Condition
9. The mobile home on the site shall only be occupied by a person or persons working solely at the site in its use for an animal rescue centre.

Condition
10. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

Condition
11. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition
12. All visits from members of the public shall be by appointment only. Prior to the commencement of the use a scheme of the management of a visitor appointments system shall be submitted to and approved in writing by the local planning authority and thereafter operated in accordance with the details of such an approved scheme. The scheme will only apply to the hours when the site is open to the public.

Condition
13. No additional buildings, structures, caravans, containers or other chattels shall be introduced onto the site without the permission in writing of the local planning authority.

Condition
14. No external pens or runs for dogs shall be constructed without the permission in writing of the local planning authority.

Condition
15. Details of the subdivision of the existing barn on the site to provide accommodation for animals shall be submitted to and approved in writing by the local planning authority prior to the commencement of development, and thereafter maintained in accordance with those details. Such details shall include means of sound insulation to ensure that the noise of animals in the building is not audible on the boundary of the site.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990

Reason
2. In order that the Local Planning Authority may be satisfied as to the details of the proposal(s), and no details have yet been submitted.

Reason
3. In order that the Local Planning Authority may be satisfied as to the details of the proposal(s), in the interests of amenity.

Reason
4. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
5. To ensure that satisfactory provision is made, in the interests of amenity.

Reason
6. In the interests of visual amenity.

Reason
7. In granting this permission the Local Planning Authority has had regard to the special circumstances of the case.

Reason
8. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
9. To ensure that 24 hour care is available in the interests of residential amenity.

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of highway safety and convenience.

Reason
12. To prevent excessive traffic movements in the interests of the amenity of local residents and traffic safety.

Reason
13. In the interests of the rural appearance of the area and the amenity of local residents.

Reason
14. To ensure these are satisfactorily located to minimise disturbance to local residents from the barking of dogs.

Reason
15. In the interests of residential amenity.

Informative
1. The applicant is advised that it is unlikely that a scheme which allows more than two visitors per hour will be acceptable.

John Mitchell

John Mitchell
Development Control Manager
Date: 15/11/2000

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.

John Mitchell
please type as draft
D.N.

DRAFT

Planning Application F2000/0385

Conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission

Reason - In pursuance of section 91(1) of the Town and Country Planning Act 1990

2. C010/Ro10 (delete (d) a tree survey)

3. C011/R011 (delete (c) - means of fume extraction from the premises)

4. C017/R017 Boundary Treatment

5. C020/R020 Storage of waste

6. C030/R030 External lighting

7. C060/R060 Personal permission - Wokingham Animal Rescue Group, or their successors in title

8. The use hereby permitted shall not be open to visiting members of the public except between the hours of 9am - 5pm Mondays- Staurdays and 9am - 1pm on Sundays and Bank and public holidays R073

9. The mobile home on the site shall only be occupied by a person or persons working solely at the site in its use for an animal rescue centre

Reasn - to ensure that 24 hour care is available in the interests of residential amenity

10 C110/R110 No external storage

11 C133/R133 - Access detail

12 All visits from members of the public shall be by appointment only. Prior to the commencement of the use a scheme of the management of a visitor appointments system shall be submitted to and approved in writing by the local planning authority and thereafter operated in accordance with the details of such an approved scheme. The scheme will only apply to the hours when the site is open to the public.

Reason - to prevent excessive traffic movements in the interests of the amenity of local residents and traffic safety.

Informative - The Applicant is advised that it is unlikely that a scheme which allows more than two visitors per hour will be acceptable.

13 No additional buildings, structures, caravans, containers or other chattels shall be introduced onto the site without the permission in writing of the local planning authority.

Reason - in the interests of the rural appearance of the area and the amenity of local residents

14. No external pens or runs for dogs shall be constructed without the permission in writing of the local planning authority

Reason - to ensure these are satisfactorily located to minimise disturbance to local residents from the barking of dogs.

15 Details of the subdivision of the existing barn on the site to provide accommodation for animals shall be submitted to and approved in writing by the local planning authority prior to the commencement of development, and thereafter maintained in accordance with those details. Such details shall include means of sound insulation to ensure that the noise of animals in the building is not audible on the boundary of the site.

Reason - in the interests of residential amenity

Tel. 0118 9746003 (Direct Line)
Fax. 0118 9790877
Email. Jane.Earl@wokingham.gov.uk
Date. 1 November, 2000
My ref. CE/hkg/3/1
Your ref.

COPIES TO:
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

Chief Executive's Office
P.O. Box 150
Shute End, Wokingham
Berkshire RG40 1WQ
Tel: (0118) 974 6000
Fax: (0118) 979 0877
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

The Rt Revd Dominic Walker, OGS
The Bishop of Reading
Bishop's House
Tidmarsh Lane
Tidmarsh
NR READING
RG8 8HA

Dear Bishop Dominic,

Thank you for your letter of 27th October concerning Kingsbridge Farm.

I have talked to our Head of Development Control who tells me that he is recommending approval of the planning application under his delegated powers. He hopes to make progress on this within the next ten days.

I trust that this will help with the points that you raise, but if you want to come back to me on any other points I will be happy to speak to you.

With best wishes.

Yours sincerely

Jane Earl
Chief Executive

c.c. John Mitchell

John Mitchell is recommending approval under delegated powers - hopes to move it along in next 10 days - Mrs Beatty/Drake are ok with this.

Letter [illegible].

THE CHURCH OF ENGLAND

Diocese of Oxford
Reading Episcopal Area

30 OCT 2000

27 October 2000

The Bishop of Reading
The Rt. Revd Dominic Walker, OGS

Mrs Jane Earl
The Chief Executive
Wokingham District Council
Shute End
Wokingham RG40 1WH

Dear Mrs Earl

Planning Application for Kingsbridge Farm, Spencers Wood
To be used as an Animal Rescue Centre

I had the pleasure of meeting with you and the Chairman a while back when the Berkshire Church Leaders met at Wokingham and you were able to brief us concerning possible housing developments within the Wokingham District Council and south of the M4. I am, however, now writing about the housing of animals rather than people.

As you may know, a remarkable character called Mrs Brimblecombe who is the owner of Brittons Farm has for some time been running an animal rescue centre with the support of the Trustees/Committee of her registered charity. Mrs Brimblecombe now feels that the time has come for her to retire and the Animal Rescue Group is looking to buy a place and has put in a Planning Application to purchase Kingsbridge Farm at Spencers Wood. I understand that they have funds to enable them to do this and see it as securing the long-term future of the charity and the essential work they undertake.

The Animal Rescue Group have so far this year homed in excess of 300 cats and dogs plus many small animals. Some of the animals taken in were injured or badly neglected. Besides animals brought in by the general public, the Rescue receives calls from the Wokingham District Council Dog Warden, also the Social Services when people are rushed to hospital or die and their animals need to be cared for. Vets call on the Rescue for help when an injured animal is brought to them and the owner is not known. They also contact the Rescue when pet owners bring in healthy animals to be put to sleep. On occasions when the RSPCA and the Cats Protection cannot help, they refer people to Animal Rescue. I think this gives some idea of the valuable work they undertake.

Cont/.....

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0385

Applicant : Mr M Bishop .

Location : S Kingsbridge Lambs Lane Spencers Wood.
Proposal : *Proposed change of use of small holding to animal rescue centre.*

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/01/2000

Earliest Date for Decision : 19/02/2000

Latest Consultation Date/Site Notice Expiry Date : 19/02/2000

Application Expiry Date: 16/03/2000

Consultation Responses :

ENV. HEALTH : Recommend refusal - see file

OBS LETTERS (2) : 'Kingsbridge,' Lambs Lane, Loddon Luv farm

PARISH COUNCIL : No objection

HIGHWAYS : see file

Planning Issues :

* IMPACT UPON CHARACTER OF AREA.
* IMPACT " LIVING CONDITIONS OF NEIGHB. PROPS.

Application Number: F/2000/0385

Appraisal:

Proposed Application

The scheme being considered in this application is the change of use of an existing small holding on which horses and other animals are are kept, to a rescue home for stray, injured and unwanted animals.

The site at Kingsbridge farm is loacted along Lambs Lane, and currently houses a mobile home unit and large barn (approx. 456m2).

The applicants propose to adapt the existing barn (cattle shed) to house dogs, as well as cats and rabbits. It is envisaged that there will be no more than 12 dogs, at any one time. It is proposed that the barn will also have an office reception area. The existing field will be used horse grazing and walking of animals.

Appraisal

The area in which the aplication site lies has been designated as one of special landscape importance. Since the change of use of the land is one from an existing agricultuiral small holding to an animal rescue centre, and no additional buildings are to be erected, it is not considered that it will have an adverse negative impact upon the character of the area.
However, the Council's Environmental Health Department have considerd the application, and have commented that the proposed location is unsuitable from both an animal welfare point of view and a noise nuisance point of view. It is considered that having cats, dogs and rabbits in the same building wihout soundproofing, airflow and daylight will cause the animals unnecessary stress. It is also considered that additional noise nuisance and disturbance from barking dogs will occur.
It is also considered that dog barking will cause serious detriment to the amenity of nearby residents due to noise nuisance.

Recommendation

On the grounds of the issues raised by the Council's Environmetal Health Deaprtment, it is considered that application should be recommended for **REFUSAL.**

Dont have to get out - spent £400004 Chm money

Application Number F/2000/0385
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
		1.	~~It is considered that the structure of the proposed location of the rescue centre is unsuitable from both an animal welfare point of view and a noise nuisance point of view. Having cats & dogs & rabbits in the same building without sandproofing, airflow & daylighting will cause the animals unnecessary stress. It is also highly likely that additional noise nuisance & disturbance from barking dogs will occur.~~
		2.	~~It is also considered that the location of the kennels will cause serious detriment to the amenity of nearby residents due to noise nuisance from barking dogs.~~
			It is considered that the proposed animal rescue centre will cause serious detriment to the amenity of nearby residents due to noise disturbance from barking dogs
			As such the proposal is contrary to Policy EN2 of the Berkshire Structure Plan

RECORD OF SITE VISIT

SITE ADDRESS: Kingsbridge S Lambs Lane Reading.

APPLICATION NUMBER: F/2000/0385

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

rural, countryside area.

3. DESCRIPTION OF SITE/BUILDING

agri. small-holding with existing out buildings

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS /

TREES /

ACCESS/PARKING /

LEVELS /

BOUNDARY TREATMENT /

OTHERS /

Tel: (0118) 974 6451

Date: 6/4/00

My ref: F/2000/0385

CONFIDENTIAL

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

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/2000/0385
S Kingsbridge Lambs Lane Spencers Wood.
Proposed change of use of small holding to animal rescue centre.

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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 17/4/00

Yours faithfully

Chris Wood
Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0385**
Kingsbridge S Lambs Lane Reading.
Proposed change of use of small holding to animal rescue centre.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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

506
(incl. 314)

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 19 October, 1999
My ref. AO/Shin.pre-app.

Mr M Bishop
18 Durham Close
Woosehill
Wokingham District Council
RG41 3AB

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Bishop

KINGSBRIDGE FARM, LAMBS LANE, SPENCERS WOOD, SHINFIELD

Thank you for your letter of 24 August. Following comments I have received from the Environmental Health Officer, we consider that we are unlikely to support the proposal due to the possibility of complaints arising from dogs barking. Such noise can carry over a considerable distance. The highway officer has advised that, providing that you can demonstrate that there would be no material increase in traffic, he would be unlikely to object in principle. Regarding planning policies, providing there would be no significant alterations to the premises, we consider that the proposal is unlikely to conflict with planning policies.

Therefore, whilst we appreciate that you are having difficulty in finding a site, we do not consider that these premises are suitable.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Memo to: Highway Officer 6/9/99 ROSSE FILE P9

From: Angela Odell, Planning Ext.6445

Kingsbridge Farm, Lambs Lane, Spencers Wood

Please see attached letters and reply within 2 weeks to me.

Angi'

ANGELA

PROVIDED THE RESCUE CENTRE CAN DEMONSTRATE THAT THERE WILL BE NO MATERIAL INCREASE IN TRAFFIC USING THE SITE AND SURROUNDING COUNTRY LANES AS A RESULT OF THE PROPOSAL THE H.A WOULD NOT OBJECT IN PRINCIPLE TO THE CHANGE OF USE.

18 DURHAM CLOSE
WOOSEHILL, WOKINGHAM
BERKSHIRE RG41 3AB
Home Phone 0118 9794801
Email martin_bishop@talk21.com

40926

07 March 2001

Dear Mr Mitchell

Re planning Application - Kingsbridge Farm F/2000/0385

I write to advise that I, on behalf of the Wokingham Animal Rescue Group, wish to withdraw the application for planning permission for change of use of the above property. The pending site visit may be cancelled.

I was surprised and dismayed at the Planning meeting that there was so much opposition within our own ranks, especially after so much time and hard work had been spent over the last year. It's a shame, we were so close.

The vendor has now seeked another buyer anyway so there is no point in continuing .

However, on behalf of the committee (well most of us) may I express our sincere thanks to you and your staff for all your time and support you gave to us, it was much appreciated.

Yours sincerely,

Martin Bishop

PLANNING SERVICES	HPT
POL	TLS
DC FC	ENF
APP	
CS	
09 MAR 2001	
COPIES TO: JRM	ACK:
	FILE:

© MKA updated

LODDON LOWER FARM,
SPENCER'S WOOD,
NR. READING,
BERKSHIRE, RG7 1JE
TEL: 0118 9883212

EC

March 5

Ref: Planning Application
F/2000/385

Dear Sir

I wish to object to the above mentioned planning application.
Discussion with the applicants revealed that the animal centre would include kennels for dogs. As this would be very near other residences, the disturbance might be very serious, as stray dogs rescued often have contraindications.

Yours faithfully

R. V. French Blake.

F/2000/0385

LODDON LOWER FARM,
SPENCER'S WOOD,
NR. READING,
BERKSHIRE, RG7 1JE
TEL: 0118 9883212

Ref:- Planning Application
Kingsbridge Farm
Lamb Lane

Dear Sir

I have already expressed my views in this application - namely that we do not broadly disapprove of the idea of an animal sanctuary, provided that it is not allowed to develop into something different from the original conception - for instance it might be developed into a boarding kennel for dogs which would be noisy. The property is very close to dwelling houses - in spite of what the applicants say; it is less than 100 yards from my house, and Kingsbridge, and there are others less than 1/4 mile away.

The property is being badly farmed by the present owners, who have allowed the land to be heavily infested by Docks. They have also mentioned that they have had offers from "gipsy" sources for the property, which would be a highly undesirable development - though this may be in the nature of a threat rather than a reality. However we have seen what can be done under the

Obs. EE

Loddon Lodge
Lambs Lane
Swallowfield
Berks
RG7 1JE
25.08.00

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

F/2000/0385

Dear Mr Mitchell

PLANNING APPLICATION FOR A CHANGE OF USE TO ANIMAL SANCTUARY
KINGSBRIDGS FARM, LAMBS LANE, SWALLOWFIELD

I am not happy with the proposed change of use for the above property for the following reasons.

- I can not see the logic behind considering a change of use policy when permission to build a residence on the present mobile home site was refused. It is a known fact that there is a shortage of residential housing in this area. To refuse permission for a dwelling that would not increase the volume of traffic, would be visible to only one resident and was not increasing the area of development in one instance and then suggest that the site be used as an animal sanctuary is beyond belief.

- The Rescue group is looking for a site that they can develop as the quantity of animals they deal with increases. This has to involve more building even if only to accommodate animals.

- They refer to the access to the site being good. The roads/lanes that lead to the property are single-track lanes only, and the passing of two vehicles necessitates one of them mounting the soft verge. Not in anyones reasonable opinion good access.

- Local residents are aware of this and regulate their driving accordingly. People visiting the sanctuary will cause an increase in the volume of traffic and the hazards that go with it

- The car boot sales that are held on Sundays prove this point. What was an access only lane is now a general thoroughfare during the 'Boot' season. I did not move to this isolated location with no street lights, poor bus service and general lack of amenities to have the whole of each weekend punctuated by the constant drone of traffic and lost souls asking directions.

- The question of noise is a real issue. I can from my property hear the dogs resident on this property barking. While this is acceptable on an irregular basis I do not want to listen to animal noise any greater than of a domestic nature. I have visited rescue centers myself and know how each new arrival and visitor is greeted.

- I am also concerned about the value of my property. I do not feel living within earshot of an animal rescue center will be a strong selling point and is likely to reduce the value of my house..

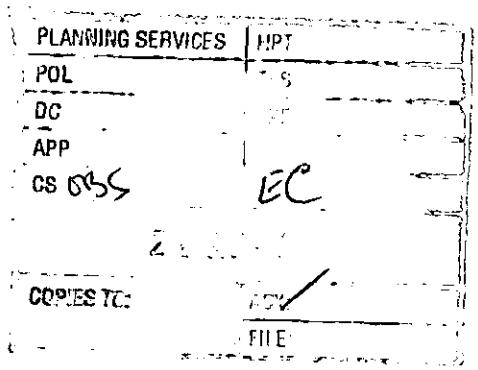
- The site is not away from other dwellings its boundary is shared with a private residence.

Having out lined my feelings on this matter. I would now like to hear from you on the first point I raised.

Yours sincerely

Patsy Hanly

Email stuartmunro@msn.com
Tel: +44(0)118 988 4400
Fax: +44(0)118 988 5122



The Coach House
Lambs Lane
Swallowfield
Nr Reading
Berkshire RG7 1JE

Monday, 21 August 2000

J Mitchell Esq
Wokingham District Council
Development Control Manager
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

F/2000/0385

Dear Mr Mitchell

PLANNING APPLICATION FOR A CHANGE OF USE TO ANIMAL SANCTUARY KINGSBRIDGE FARM, LAMBS LANE, SWALLOWFIELD

I refer to your letter of 8 August regarding the above Planning Application.

In principle, we fully support the idea of an animal sanctuary, but fear that the terms 'Animal and Sanctuary' are a little vague.

I am most concerned that such a 'Sanctuary' may be the precursor to an undesirable development and I am very concerned that the 'Sanctuary' may contribute considerable noise and public health problems.

We, as residents of a domestic dwelling area are already subject to a preposterous metal gate complex for a 'Giant Car Boot Sale'. We are therefore not able to lend our support to the proposed change of use, as we would prefer to retain some degree of rural dwelling perspective, and any other increase in traffic or development should not be encouraged and will be most vigorously opposed.

Yours sincerely

pp Stuart Munro

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 FEBRUARY 2001 FROM 7.00 PM TO 11.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman and Mrs M Robertson.

Also present under Standing Order 39:- Mr FD Browne, Mrs ANMC Drake, Mr CGH Pierce and Fiona Rolls.

PART I

246. MINUTES

The Minutes of the meeting of the Committee held on 7 February 2001 were confirmed as a correct record and signed by the Chairman.

247. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied to enable those items where there were members of the public or local Members present to be dealt with first.

252. APPLICATION NO: 2000/0385, CHANGE OF USE OF SMALLHOLDING TO ANIMAL RESCUE CENTRE, KINGSBRIDGE FARM LAMBS LANE SPENCERS WOOD SHINFIELD, FOR ANIMAL RESCUE GROUP WOKINGHAM

The Committee considered a report on this application set out on Agenda pages 2636 to 2643.

Mr. Templeton, a local resident, attended the meeting and spoke against the application.

RESOLVED: That consideration of Application No: 2000/0385 be deferred for a site visit.

Application No. F2000/0385 **Received 20/01/00** **Swallowfield**

Applicant: **Animal Rescue Group, Wokingham**
Location : **Kingsbridge Farm, Lambs Lane, Spencers Wood, Shinfield**
Proposal : **Change of Use of Smallholding to Animal Rescue Centre**

1. **Planning History** - The site lies on the south side of Lambs Lane, which is an unclassified road, and has an area of approximately 2.9ha. There is a mobile home stationed on the site together with a barn and sundry outbuildings, and the land is used for grazing horses. There is sporadic residential development in the vicinity.

   The planning history is extensive but not all is relevant to this application. The mobile home has been subject to several temporary planning permissions which were not renewed after 1980 and may be considered immune from enforcement.

   The site lies in a rural area and in an area of Special Landscape Importance. A small part of the site lies within the floodplain of the River Loddon.

   This application is brought before the Committee at the discretion of the Development Control Manager because it raises finely balanced issues which require Members' judgement.

2. **Proposal** - It is proposed to change the use of the site to an Animal Rescue Centre. This is currently based at Britons farm, Wokingham, but the Centre has outgrown its premises and an alternative location is required.

   The applicants advise that the Rescue Group is a registered charity and that they provide sanctuary for a variety of animals, mostly pets, including dogs, cats, rabbits, birds etc. Most animals are fed, rested and treated until they are ready for re-housing. The Centre is used by the Council's Animal Warden and the RSPCA.

   The Applicants further advise that the use, if permitted, at Kingsbridge Farm would operate in a different manner to that at Brittons farm. Visitors would be by appointment only; the premises would be managed by full time experienced staff who would reside on site in the mobile home; animal numbers would be commensurate with the amount of accommodation on the site, and the existing barn on the site could be refurbished to house most of the animals.

   Supplementary and illustrative plans submitted on 12th February show the subdivision of the barn into a soundproofed area of 12 kennels, together with smaller and segregated pens for other animals and administrative office/storage/medical areas. The hours when the Centre would be open to the public are 09.00-17.00 Mondays-Saturdays and 09.00-13.00 on Sundays. It would be closed on one day per week.

association with the barn. There may be a future need for two other small external buildings - a shed and a small caravan for daytime use by non residential staff, but the need for these would become apparent as the use develops. It is considered that suitable conditions could control the size and siting of small ancillary structures - larger buildings would require planning permission in their own right.

It is considered that the appearance of the site would not change materially if planning permission was granted and that there would be no adverse effect on the character and appearance of the area of special landscape importance.

C Effect on the amenity of the occupiers of nearby residential properties.

The primary effect on residential amenity is likely to be disturbance from the sound of barking dogs and from the coming and going of visitors to the site. In all other respects the perceived effects of the use are likely to be no different from an agricultural use involving animal husbandry.

Accommodation for dogs is a proportionately small element of the existing sanctuary at Brittons Farm and numerous other species are accommodated which do not create a noise. The same is likely here. The noise of dogs barking is an acknowledged issue, and if uncontrolled could result in significant and prolonged disturbance to nearby residents. The applicants have sought to address this issue in two ways.

Firstly there would be 24-hour residential supervision at the site, which would enable close control. Secondly it is proposed to provide sound insulation for the kennel block, which would be located within the existing barn. The proposal includes the construction of walls of double concrete blocks with soundproofing in between.

It is considered that these measures would significantly reduce the potential for disturbance and, on balance, while not completely eliminating the problem, would be sufficient to render the proposal acceptable in this respect. Appropriate conditions are suggested.

Turning now to the potential for disturbance from visitor traffic, the current operation at Brittons farm does not restrict visitor numbers. The current proposal envisages an appointment-based system of controlling visitor numbers, together with a restriction on the times that the centre would be open to the public. The applicants advise that visitors would be booked in at one every half-hour, and that this would be strictly adhered to. However, there would always be emergencies, but these would be attended where possible off-site. This would equate to about 16 visits per day, with fewer on Sundays and Bank Holidays.

It is considered that a condition could be imposed which would require the implementation of, and adherence to, an appointment-based

6. **Recommendation** - GRANT Planning Permission subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. Full details of the following shall be submitted to and approved by the Local Planning Authority in writing before any work on the site is commenced:
   (a) the use of any part of the site not covered by buildings and the treatment thereof
   (b) the extent and position of accommodation for car parking, loading and unloading of vehicles and picking up and setting down of persons calling at the premises
   (c) the means of enclosure of the site, including gates, walls and fences;
   (d) the means and position of refuse storage and disposal.

3. Full details of the following shall be submitted to and approved in writing by the local planning authority before the use commences, and the approved details shall be installed before the use hereby approved commences and shall thereafter be maintained:
   (a) soundproofing of the premises
   (b) insulation of the premises (including ventilation).

4. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

5. Details of the storage and disposal of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby permitted and shall be retained permanently thereafter.

6. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the height, design and intensity.

7. The permission shall be personal to the Animal Rescue Group Wokingham or their successors in title and shall not enure for the benefit of the land, and upon the aforementioned ceasing to use the premises for the use herein permitted, this permission shall cease and become null and void and all materials and equipment brought onto the site in connection with the use shall be removed.

8. The use hereby permitted shall not be open to the public except between the hours of 09.00 - 17.00 Mondays-Saturdays and 09.00 - 13.00 on Sundays and Bank and Public Holidays.

2. In order that the Local Planning Authority may be satisfied as to the details of the proposals and no details have yet been submitted.

3. In order that the Local Planning Authority may be satisfied as to the details of the proposals in the interests of amenity.

4. To safeguard the visual amenities of neighbouring properties and the locality.

5. To ensure satisfactory provision is made in the interests of amenity.

6, 10, 16 & 17. In the interests of visual amenity.

7. In granting planning permission the Local Planning Authority has had regard to the special circumstances of the case.

8. To safeguard the residential amenities of the occupiers of neighbouring properties.

9. To ensure that 24-hour care is available in the interests of residential amenity.

11. In the interests of highway safety and convenience.

12. To prevent excessive traffic movements in the interests of the amenity of local residents and traffic safety.

13. In the interests of the rural appearance of the area and the amenity of local residents.

14. In the interests of residential amenity.

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

Informatives

1. You are advised, in compliance with *The Town & 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, C8, LD3 & LD5.
   Loddon Area Local Plan policies LTV2 & LC3.
   Deposit Draft Wokingham District Local Plan policies WCC1, WOS3, WOS6, WLL2, WT2, WT6 & WT7.

John Mitchell

39773

PLANNING SERVICES | HPT
POL | TLS
DC J Rutlett | ENF
APT
CS
12 FEB 2001
COPIES TO: | ACK
FILE

ANIMAL RESCUE WOKINGHAM

KINGSBRIDGE FARM - DETAILS PERTAINING TO PLANNING

1) ACCESS - PUBLIC ACCESS VIA EXISTING ENTRANCE TO CAR PARKING AREA AND RECEPTION.
PRIVATE ENTRANCE TO REAR OF BARN THROUGH UNUSED PRESENT GATEWAY. REFER TO PLAN

2) FENCING - REPAIR OR REPLACE FENCE BETWEEN KINGSBRIDGE HOUSE AND PUBLIC ENTRANCE/CAR PARK AREA. 6FT PANEL FENCING WOULD COMPLIMENT EXISTING HEDGES.
6FT CHAIN LINK FENCING TO BE INSTALLED AROUND EXERCISE AREA AND ALONG LAMBS LANE ROADSIDE BOUNDARY. OTHER BOUNDARY FENCING TO BE INSPECTED, REPAIRED OR REPLACED WHERE NECESSARY.

3) LOCATION OF KENNELS AND OUTBUILDINGS.
SITING OF A 8' X 12' WOODEN SHED USED TO STORE JUMBLE WOULD BE REQUIRED IN THE BOTTOM OF THE CAR PARK.
A SMALL CARAVAN TO BE INSTALLED ON EXISTING HARD SITE BEHIND THE BARN BETWEEN THE STABLE AND HAY BARN. REFER TO PLAN

4) DETAILS OF WASTE DISPOSAL - A LARGE BIN PROVIDED BY THE LOCAL AUTHORITY FOR NORMAL HOUSEHOLD TYPE WASTE (MAY BE ADDITIONAL CHARGE FOR THIS PROVISION) INSTALLATION OF A CESSPIT OR SCEPTIC TANK FOR DOG AND CAT SOLID WASTE. INCINERATION OF WASTE ON THE PREMISES WILL NOT BE NECESSARY.

5) DETAILS OF LIGHTING - USE OF 3 x 100 WATT SENSOR SECURITY LIGHTS WILL BE REQUIRED. ONE AT THE REAR OF THE BARN AND TWO IN THE CARPARK AREA AT THE FRONT. (SEE 'X' INDICATING LOCATION ON PLAN) THESE SECURITY LIGHTS WILL NOT BE POINTED IN THE DIRECTION OF NEIGHBOURING PROPERTIES. OTHER LIGHTING WHEN USED WILL ONLY BE LOW KEY 60W BULKHEAD FITTINGS,

6) DETAILS OF SOUNDPROOFING - DOG KENNEL WALLS INTERNAL AND EXTERNAL WILL BE CONSTRUCTED OF DOUBLE DENSE CONCRETE BLOCKS WITH 65mm CAVITY WALL INSULATION PLUS 19mm DENSE CONCRETE SAND RENDER INSIDE AND OUTSIDE. THE CEILING OVER THE KENNELS WILL HAVE TWO LAYERS OF 150mm CEILING INSULATION. (AS ADVISED BY ROCKWALL)

7) DETAILS OF VENTILATION - AIR VENTS WILL BE INSTALLED IN STORAGE ROOMS. WINDOWS AND AIR VENTS IN OTHER ROOMS IE OFFICE, RECEPTION. KENNEL AREA WILL HAVE NO OPENING WINDOWS. SEVERAL EXTRACTOR FANS IN THE WALLS AND ROOF WILL BE INSTALLED.

8) NUMBER OF ANIMALS AND HOW SEGREGATED - KENNEL FACILITIES HAVE BEEN DESIGNED FOR 12 DOG KENNELS AND 15 FOR CATS. OTHER ROOMS INCLUDE A SMALL ANIMAL ROOM FOR RABBITS AND OTHER SMALL MAMMALS AND AN EXOTIC ROOM FOR AMPHIBIANS AND FISH.
REFER TO BARN PLAN

9) APPOINTMENT SYSTEM - THE RESCUE WOULD BE ADVERTISED 'BY APPOINTMENT ONLY' AND ONLY THE TELEPHONE NUMBER GIVEN. A NOTICE ON THE ENTRANCE GATE WOULD ALSO ADVERTISE THIS FACT INCLUDING THE OPENING TIMES 9AM - 5PM MON TO SAT, 9AM - 1PM SUNDAYS AND BANK HOLIDAYS. CLOSED ONE WEEKDAY, (DAY YET TO BE ARRANGED). VIA AN APPOINTMENT BOOK HELD IN RECEPTION VISITORS WILL BE BOOKED IN AT ONE EVERY HALF HOUR. THE APPOINTMENT BOOK WILL OVERSEEN BY THE MANAGER OR DUTY MANAGER, THIS WILL BE STRICTLY ADHERED TO.
EMERGENCY ISSUES CAN BE ATTENDED TO OFFSITE BY STAFF AND THE USE OF THE RESCUE TRANSIT VAN.
THIS WILL INCLUDE ANY REQUEST OR CONTACT NECESSARY WITH THE COUNCIL'S DOG WARDEN.

ANIMAL RESCUE WOKINGHAM

KINGSBRIDGE FARM BARN - RENOVATION ACTION PLAN

1) INSPECT EXISTING BUILDING STRUCTURE, BLOCKWORK AND WOOD.

2) RAISE BLOCKWORK TO EAVES, HEIGHT 6FT.

3) BLOCKWORK REAR END OF BUILDING. INSTALL 2'6" DOORS.

4) INSTALL WINDOWS IN EACH ROOM EXCEPT OFFICE STORE, FOOD STORE. KENNEL AREAS WILL HAVE NO OPENING WINDOWS.

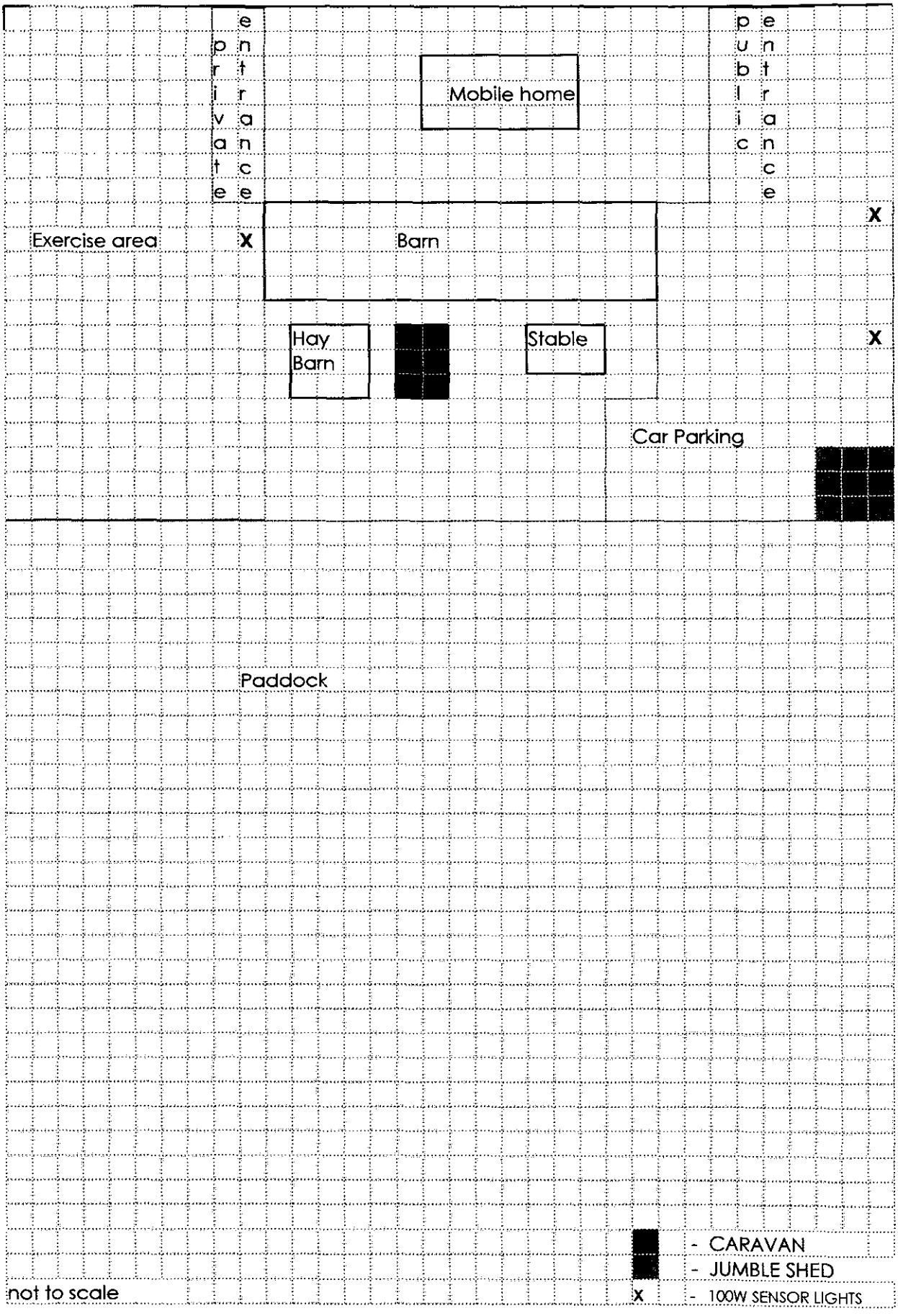
5) DOORS IN EACH AREA WILL BE 1/2 HOUR FIRE DOORS.

6) CONCRETE FLOOR INCORPORATING DAMP COURSE.

7) CONSTRUCT INTERNAL ROOM/PEN SECTIONS. BREEZE BLOCK WALLS, PLASTERBOARD CEILINGS WITH ROCKWALL INSULATION.

8) SOUNDPROOF DOG KENNEL AREA. DOUBLE CONCRETE BLOCK WITH SOUNDPROOFING BETWEEN. EG POLYSTYRENE PANELS.

9) BRICKWORK AND CONSTRUCT ENTRANCE AT FRONT END OF BUILDING.

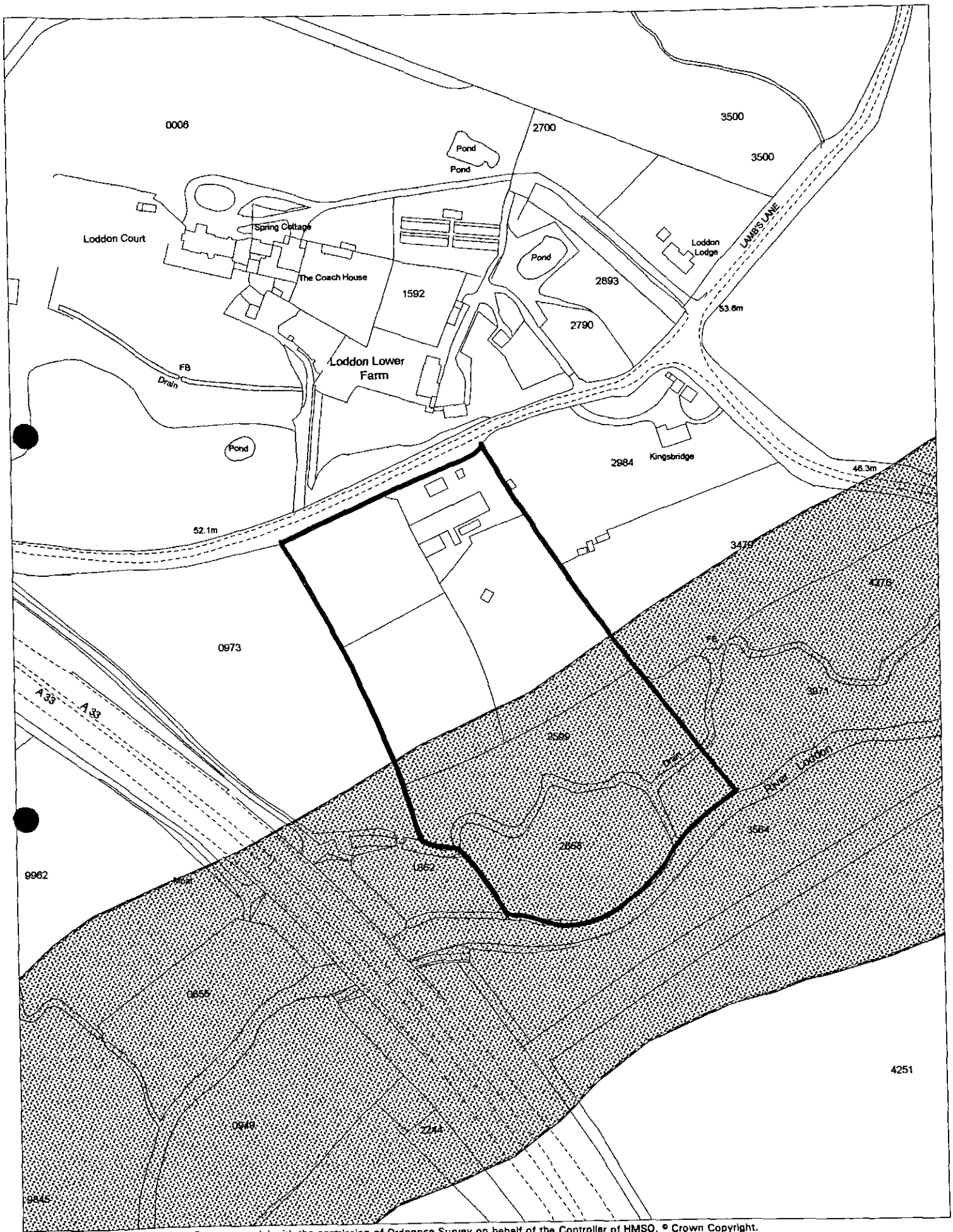

private entrance
public entrance
Mobile home
Exercise area
X
Barn
X
Hay Barn
Stable
X
Car Parking
Paddock
- CARAVAN
- JUMBLE SHED
X - 100W SENSOR LIGHTS
not to scale

Soundproofed barn unacceptable.
all homes
barking dogs.

Did not screen keeping dogs.

Misleading - poor access.
- doubling of traffic
- traffic generated by staff
- accidents

Mrs Brimblecombe



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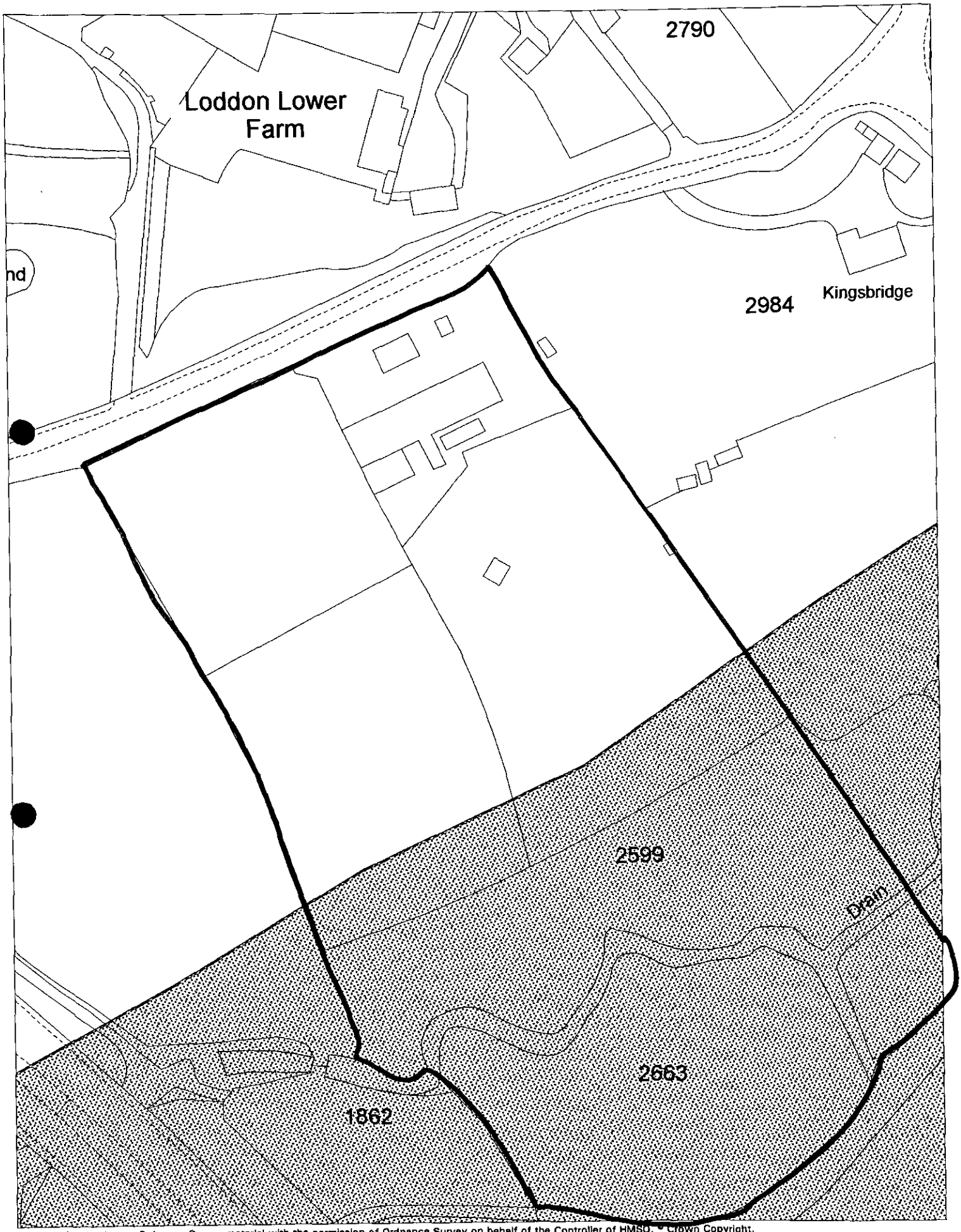
Development Control Section, Environmental Services, Wokingham District Council.
28 February 2001

Scale: 1 : 2500



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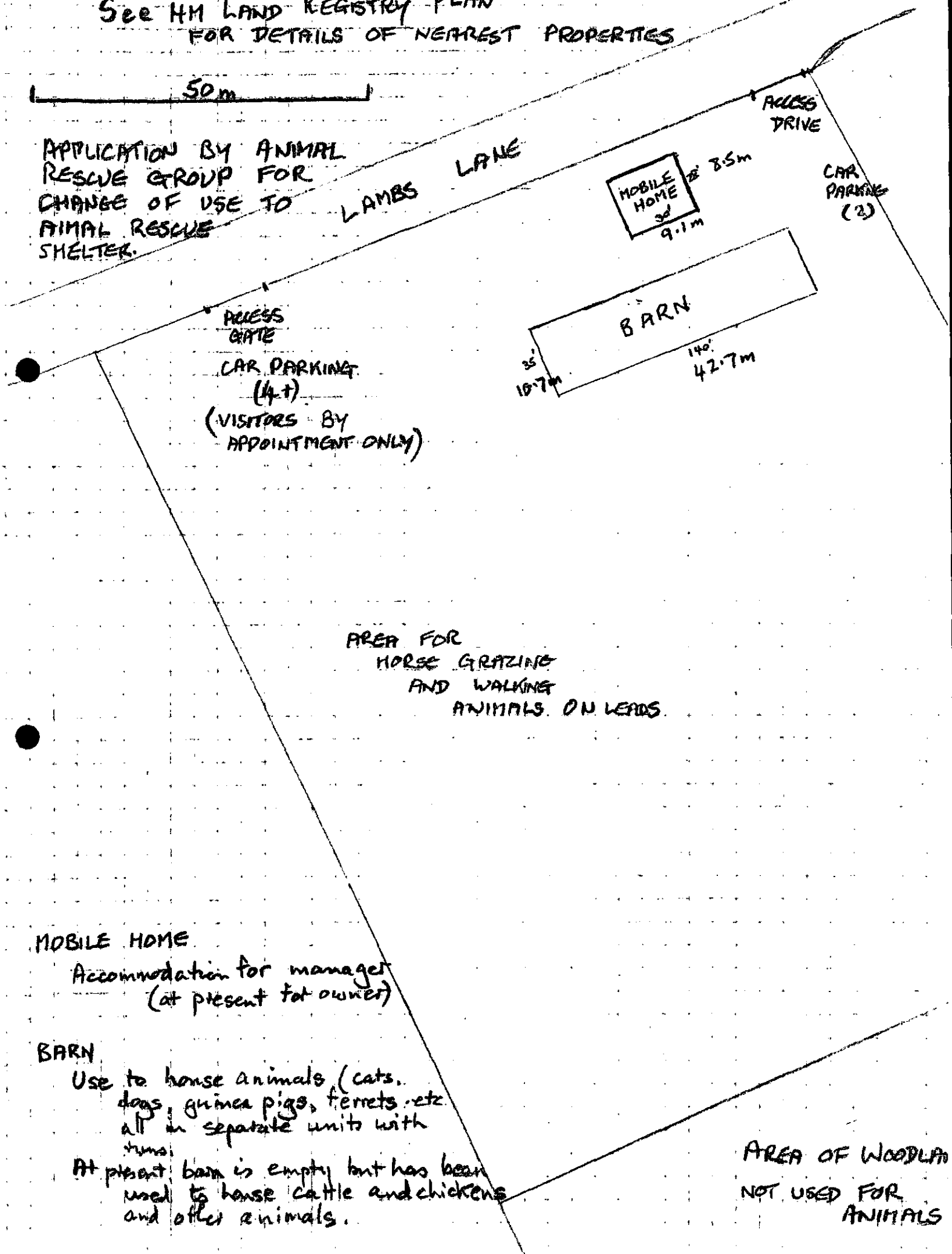
Development Control Section, Environmental Services, Wokingham District Council.
28 February 2001

Scale: 1 : 1250

F/2000/0385.

KINGSBRIDGE FARM, LAMBS LANE, SPENCERS WOOD
(NOW CLASSED AS SMALLHOLDING)

See HM LAND REGISTRY PLAN
FOR DETAILS OF NEAREST PROPERTIES



20. JAN. 2000* U585

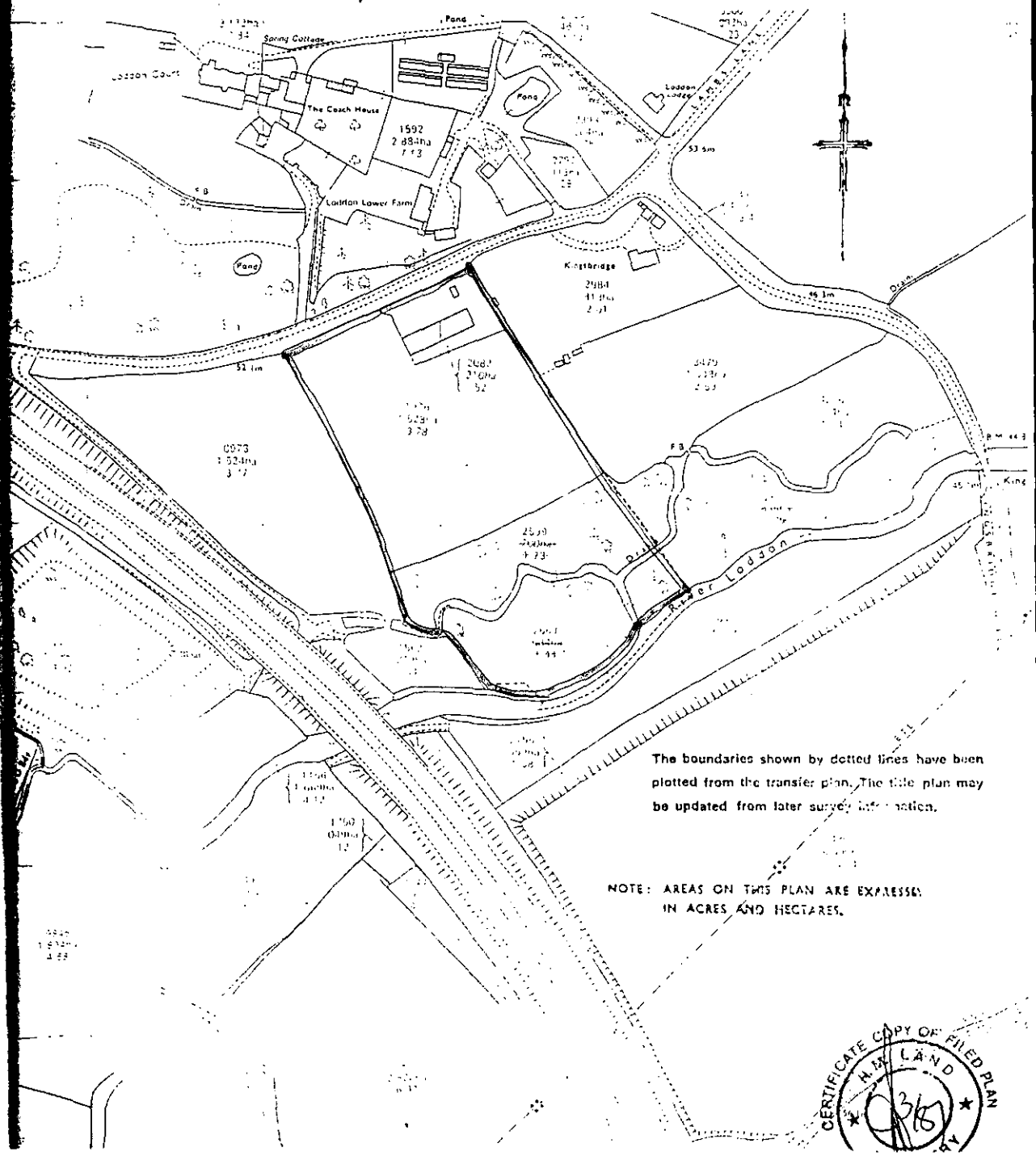
st date specified
to the General
egistered Land"

s therewith	
register	Remarks

H.M. LAND REGISTRY

BK250908

ORDNANCE SURVEY PLAN REFERENCE	SU7164	Scale 1/2500
COUNTY BERKSHIRE	DISTRICT WOKINGHAM	© Crown copyright



The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.

NOTE: AREAS ON THIS PLAN ARE EXPRESSED IN ACRES AND HECTARES.

CERTIFICATE COPY OF FILED PLAN H.M. LAND

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 . . . . . M Bishop

On behalf of . . . . . ANIMAL RESCUE GROUP

Date 5/1/00

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

Recd 9.45AM 16.1.01

PLANNING SERVICES | HRT
POL | TLS
DC | ENF
APP |
CS | 38717
16 JAN 2001
COPIES TO: | ACK:
FILE:

18 Durham Close
Woosehill
Wokingham
Berkshire
RG41 3AB

0118 979 4801

Mr J Mitchell
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

11 January 2001

Dear Mr Mitchell

Thank you for your letter reference JRM/SB/F/2000/0385 dated 17 November 2000 with attached draft planning conditions. The Committee have met to consider them and have one or two points they would like to discuss with you.

We look forward to meeting you at 8 pm on Thursday 18 January at Mrs Jo South's house, 46 Frensham Road, Crowthorne.

Please find enclosed for your perusal a copy of our comments on the draft planning conditions.

Yours sincerely

Mr Martin Bishop
Vice Chairman
Animal Rescue Group Wokingham

rec'd 9.45AM 16.1.01

ANIMAL RESCUE GROUP'S NOTES ON TERMS AND CONDITIONS OF WOKINGHAM DISTRICT COUNCIL'S LETTER TO THEM DATED 17TH NOVEMBER 2000

Members of the Committee of the Animal Rescue Group went through the Terms and Conditions of Wokingham District Council's letter to them dated 17th November 2000, in respect of the planning application for Kingsbridge Farm, Spencers Wood and decided upon the following replies:-

Condition 1 – Acceptable.

Condition 2a – Acceptable.

Condition 2b - It is considered that parking would be required for 10 vehicles and this would be situated in the area beyond the barn. The Rescue Group would anticipate 2 entrances, one private and one business.

Condition 2c – Existing gates and fences already enclosing this area would be strengthened and repaired, where necessary, although a slightly higher and stronger fence might be required for security reasons along the boundary facing onto the lane. Internal fencing would also be erected to allow animals to be exercised within the site.

Condition 2d – See condition 5

Condition 3a – The Group would require guidance from the Local Authority as to what level of sound-proofing they would consider adequate. Advice was also being sought from the RSPCA and another Rescue Group regarding these issues and a reputable kennel supplier would be used.

Condition 3b – The Group would require guidance from the Local Authority as to what level of insulation and ventilation they would consider adequate. Advice was also being sought from the RSPCA and another Rescue Group regarding these issues and a reputable kennel supplier would be used.

Condition 4 – Wire fencing would be used to adequately protect the boundaries.

Condition 5 - An incinerator of a similar nature to the one at present being used at the Group's present premises to deal with waste matter and information sought from the RSPCA and another Rescue Group regarding the methods they use.

Condition 6 – Lighting would be required within the yard area and to provide adequate security of the premises. However, any lighting installed would be for security and safety reasons on the premises and the Group would ensure that this lighting did not affect or cause a nuisance to neighbouring premises.

Condition 7 – Acceptable although as the mobile home and existing outbuildings formed part of the site prior to the Animal Rescue Group's purchase, it would be expected that these should remain, even if the Rescue Group moved away or sold the property, as they form part of the original purchase and should not be subject to subsequent conditions laid down by the Council.

Condition 8 – Acceptable.

Condition 9 – Acceptable.

Condition 10 – Acceptable.

Condition 11 - Acceptable.

Condition 12 – The Group wishes to run the establishment by appointment only within the hours set out in Condition 8 and a notice to this effect will be placed on the gate and within the telephone directory advising members of the public of this.

Condition 13 – Accepted although it is anticipated that the Group will require a caravan on the site to be used as a staff restroom.

Condition 14 – Accepted although external pens will ultimately be required and will feature on the plan to be submitted to the Council. All kennelling and pens will be purchased from a reputable and specialist supplier.

Condition 15 – Acceptable.

Tel. (0118) 974 6487(Direct Line)
E-Mail John.Mitchell@wokingham.gov.uk
Date. 8 August, 2000
My ref. JM/TAB
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear

PLANNING APPLICATION FOR A CHANGE OF USE TO ANIMAL SANCTUARY KINGSBRIDGE FARM, LAMBS LANE, SWALLOWFIELD

I refer to the above planning application made early this year. The Council has yet to make a decision as this is a rather sensitive case. On one hand the principle of an animal sanctuary in a rural area is by definition acceptable; on the other hand there is concern about the possibility of noise and disturbance from dogs barking for example, which one would not normally expect in a rural area.

I attach for your information a copy of a letter which accompanied the planning application. I would be grateful for your views on this matter as I realise that individuals have not been consulted on the application; it was only advertised by a site notice and some of you may not have seen this.

Please would you let me have any comments within 21 days of the date of this letter.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Encl

Mr M A Leuty	Loddon Lodge	Lambs Lane	SWALLOWFIELD	Berkshire	RG7 1JE
Mr P Templeton	Kingsbridge	Lambs Lane	SWALLOWFIELD	Berkshire	RG7 1JE
Mr M Sutherland	Loddon Lane Farm	Lambs Lane	SWALLOWFIELD	Berkshire	RG7 1JE
Mr G F F French-Blake	Loddon Lower Farm	Lambs Lane	SWALLOWFIELD	Berkshire	RG7 1JE
Mr M Lambert	Loddon Hill	Lambs Lane	SWALLOWFIELD	Berkshire	RG7 1JE
Mr S Monroe	The Coach House	Lambs Lane	SWALLOWFIELD	Berkshire	RG7 1JE
Mr K White	Parkside	Lambs Lane	SWALLOWFIELD	Berkshire	RG7 1JE
Mr M Rothery	Loddon Court	Lambs Lane	SWALLOWFIELD	Berkshire	RG7 1JE
Mr R Palmer	Queen Anne's Mead	Lambs Lane	SWALLOWFIELD	Berkshire	RG7 1JE

F/2000/0385

Kingsbridge
Lambs Lane
Swallowfield
Berkshire
RG7 1JE

24 March 2000

FOR THE URGENT ATTENTION OF:

Ms Elaine Connor
Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1BN

Dear Ms Connor,

Re: Planning application for change of use of
Kingsbridge Farm, Lambs Lane, Swallowfield, Berkshire, RG7 1JE

We have just been made aware that full planning permission is now being sought for the above property which is next door to our home. This letter is delayed because we were unaware of the planning notice. As this part of Lambs Lane is a 'cul-de-sac' we would not normally have occasion to pass the gate of the property next door unless it was for a specific reason. We were, therefore, unaware of it until another neighbour informed us that it had been removed. This morning I visited your office and obtained copies of the application and there are some discrepancies which I would like to bring to your urgent attention:

- Mr Bishop, in his supporting letter dated 5 January 2000, states that the property is in a 'fairly remote area away from dwelling houses but with good access'. There are ten residential properties in the immediate vicinity which will be more or less adversely affected by the proposed sanctuary, with our own house, and that of Col and Mrs ffrench-Blake of Loddon Lower Farm, being directly affected by any potential noise or smell nuisance. The lane is single track and already difficult to use with the present amount of traffic and we are concerned by the amount by which this may increase.

- There was a meeting of the residents at which two female representatives of the sanctuary assured us that they dealt only with small animals and the only dogs were two house pets that were permanent residents of the sanctuary. We were reassured by this but it now appears that the intention is to take in stray and abandoned dogs as well as the small animals which were originally specified. The potential noise from a number of barking dogs may prove to be intolerable and the barn mentioned by Mr Bishop would

provide little protection from this. My neighbour, Mrs Leuty, and I did visit the present sanctuary but only from the outside and we were unable to ascertain the type and amount of animals in residence there.

- The fencing of the property may not prove to be adequate for the requirements of a sanctuary as the present owners experience regular problems with escaping dogs and horses.

We do not object to the proposed sanctuary *per se* but would like our concerns to be addressed and discussed in an open and honest manner so as we are in a position to assess the likely impact on our home environment. I would appreciate your advice and I would ask that you delay consideration of this application until we have had time to consider the full implications.

Thank you. I look forward to hearing from you.

Yours sincerely,

D Templeton

Mrs D Templeton.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Bishop
18 Durham Close
Woosehill Wokingham
Berkshire
RG41 3AB

Application Number: F/2000/0385

Parish: **SWALLOWFIELD**

Location: **Kingsbridge Farm, Lambs Lane, Spencers Wood, Reading.**

Proposal: **Proposed change of use of small holding to animal rescue centre.**

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 development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Full details of the following shall be submitted to and approved by the Local Planning Authority in writing before any work on the site is commenced:
(a) the use of any part of the site not covered by building(s) and the treatment thereof;
(b) the extent and position of accommodation for car parking, loading and unloading of vehicles and picking up and setting down of persons calling at the premises;
(c) means of enclosure of the site (including gates, walls and fences);
(d) the means and position of refuse storage and disposal.

Condition
3. Full details of the following shall be submitted to and approved in writing by the Local Planning Authority before the use commences, and the approved details shall be installed before the use hereby approved commences and shall thereafter be maintained:
(a) soundproofing of the premises;
(b) insulation of the premises (including ventilation).

Condition
4. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
5. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

Condition
6. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
7. This permission shall be personal to Wokingham Animal Rescue Group, or their successors in title and shall not enure for the benefit of the land, and upon the aforementioned ceasing to use the premises for the use herein permitted, this permission shall cease and become null and void and all material and equipment brought on to the premises in connection with the use shall be removed.

Condition
8. The use hereby permitted shall not be open to visiting members of the public except between the hours of 9am - 5pm Mondays - Saturdays and 9am - 1pm on Sundays and Bank and public holidays.

Condition
9. The mobile home on the site shall only be occupied by a person or persons working solely at the site in its use for an animal rescue centre.

Condition
10. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

Condition
11. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason
8. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
9. To ensure that 24 hour care is available in the interests of residential amenity.

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of highway safety and convenience.

Reason
12. To prevent excessive traffic movements in the interests of the amenity of local residents and traffic safety.

Reason
13. In the interests of the rural appearance of the area and the amenity of local residents.

Reason
14. To ensure these are satisfactorily located to minimise disturbance to local residents from the barking of dogs.

Reason
15. In the interests of residential amenity.

Informative
1. The applicant is advised that it is unlikely that a scheme which allows more than two visitors per hour will be acceptable.

DRAFT

John Mitchell
Development Control Manager
Date: 15/11/2000

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.

Condition
12. All visits from members of the public shall be by appointment only. Prior to the commencement of the use a scheme of the management of a visitor appointments system shall be submitted to and approved in writing by the local planning authority and thereafter operated in accordance with the details of such an approved scheme. The scheme will only apply to the hours when the site is open to the public.

Condition
13. No additional buildings, structures, caravans, containers or other chattels shall be introduced onto the site without the permission in writing of the local planning authority.

Condition
14. No external pens or runs for dogs shall be constructed without the permission in writing of the local planning authority.

Condition
15. Details of the subdivision of the existing barn on the site to provide accommodation for animals shall be submitted to and approved in writing by the local planning authority prior to the commencement of development, and thereafter maintained in accordance with those details. Such details shall include means of sound insulation to ensure that the noise of animals in the building is not audible on the boundary of the site.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990

Reason
2. In order that the Local Planning Authority may be satisfied as to the details of the proposal(s), and no details have yet been submitted.

Reason
3. In order that the Local Planning Authority may be satisfied as to the details of the proposal(s), in the interests of amenity.

Reason
4. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
5. To ensure that satisfactory provision is made, in the interests of amenity.

Reason
6. In the interests of visual amenity.

Reason
7. In granting this permission the Local Planning Authority has had regard to the special circumstances of the case.

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

09 February 2000

FAXED AND POSTED

9746484

Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks

Dear Sirs,

Please find below the Parish Council's comments on current applications:

F/1999/0221 - Proposed single storey front and rear extensions to dwelling, Sunnyhaven, Spring Lane, Swallowfield
The Parish Council has no objection to this application.

F/2000/0362 - Proposed single storey rear extension to dwelling, 1 Norton Cottages, Norton Road, Riseley
The Parish Council has no objection to this application.

EC F/200/0385 - Proposed change of use of small holding to Animal Rescue Centre, Kingsbridge, Lambs Lane, Swallowfield
The Parish Council has no objection to this application.

F.2000/0448 - Proposed installation of pitched roofs over existing flat roofs to school, Farley Hill Primary School, Church Road, Farley Hill
The Parish Council considers that this proposal will improve the visual aspect of the building, and therefore has no objection to this proposal.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

Wokinham Animal Rescue Group
C/O 18 DURHAM CLOSE
WOOSEHILL, WOKINGHAM
BERKSHIRE RG41 3AB
Home Phone 0118 9794801
Email martin_bishop@talk21.com

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS | ec
12 SEP 2000
COPIES TO: | ACK:
FILE:

10 September 2000

Dear Mr Mitchell

Re: Planning Application - Kingsbridge Farm F/2000/0385

Thankyou for your letter and note your comments and concerns following your visit to Brittons Farm.
The way we intend to operate the Rescue group would be very different from the existing setup at Brittons Farm.
Visitors would be by appointment only, therefore restricting traffic flow. The premises would be managed by a full time experienced manager who will reside on site in the mobile home which is already occupied by the current owners.
Animal numbers would be restricted to match the availability of accommodation and to minimise any interference to local residents.
Having taken some advice the large cattle shed at Kingsbridge Farm can be refurbished and all the pens, reception, staff areas could be housed in this one building. We only envisage removing from Brittons Farm the shed to the front of the site which we use to store jumble and possibly another shed which currently houses the rabbits. Other buildings are not required and are too dilapidated to take anyway.
The purchase of Brittons Farm and the Barn would be too expensive. The house and barn need extensive repair, and would be too large for our requirements. The funds held by the Animal Rescue Group are for the benefit of the animals and not intended to be used partly for the repair of residential property, which would be necessary in the case of Brittons Farm and also be of enormous cost.
I can initially forward to you some rough drawings of our proposals to save the expense of obtaining architect plans. Please advise.
I shouldn't think these plans would be necessary as there will be little change to the existing structures at Kingsbridge Farm.
We are now in a desperate situation to move and need a decision from yourselves at the earliest. If there is no chance that the application would be granted we will need to look urgently for alternatives.

Yours sincerely,

Martin Bishop
Vice Chairman
Wokingham Animal Rescue

To:
Highways

From: Elaine Connor

Date: 26 January 2000

Application Number: F/2000/0385

Proposal: Proposed change of use of small holding to animal rescue centre..

Site Address:
S Kingsbridge, Lambs Lane, Spencers Wood.

Applicant:
Mr M Bishop .

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

COMMENT

REQUEST ADDITIONAL INFORMATION REGARDING EXISTING & PROPOSED TRAFFIC GENERATION FOR THE SITE, THE APPLICANT IS AWARE OF OUR POSITION AS WE HAVE ALREADY COMMENTED ON THE PRE-APP. (See Attached)

N.S. Trotter
23-2-00

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 18 August 2000
My ref. JRM/SB/F/2000/0385
Your ref.

Martin Bishop (Animal Rescue Group)
18 Durham Close
Woosehill
WOKINGHAM
Berkshire
RG41 3AB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Bishop

PROPOSED CHANGE OF USE OF SMALLHOLDING TO ANIMAL RESCUE CENTRE F/2000/0385

I refer to the above planning application and to our meeting on 8 August. I have subsequently visited the existing animal rescue centre at Britons Farm and seen the buildings which the Rescue Group wish to relocate. I have also seen the extent of activity at the Rescue Centre.

In the light of this visit, together with the points raised by the Committee at our meeting last week, I consider that your current planning application will have to be very substantially revised. In the first instance I think it will be necessary to carry out a very thorough audit of the existing situation at Britons Farm and the extent to which that is likely to be imported to the proposed new location at Kingsbridge Farm. There is extensive concrete hardstanding which to me appears vital at Britons Farm which would need to be replicated at Kingsbridge Farm together with a number of outbuildings and portable structures, as well as the use of part of the existing house. I think you will need to be aware of exactly how many buildings you are likely to require at Kingsbridge Farm. There are already buildings on site at Kingsbridge Farm but I do not think these will be suitable for your purposes. I do think however that it would be reasonable to exchange their volume for that of the proposed buildings subject to the new buildings not exceeding the height of the existing buildings.

Whilst at Britons Farm I also observed the traffic generated. There are several people working at the centre and in addition I observed 3 or 4 cars drive up in the short time that I was there with people bringing gifts and/or injured animals. I think you will need to do a very thorough traffic survey over a period of a week or two to see how much activity the site does generate. I think you would be surprised at the results of such a survey.

It does seem to me that Britons Farm is ideally located. It is very remote from other residential properties yet can be easily reached from Wokingham, whether by car or other forms of transport. In contrast the Kingsbridge Farm site is relatively close to residential

properties but also remote from large settlements so that I think it inevitable that staff would have to arrive by car. Having now seen the extent of activity at Britons Farm I am not convinced that Kingsbridge Farm would be an ideal location. The amount of traffic generated would be relatively high for the small roads in this area and there would be an issue about the noise from dogs barking, notwithstanding the possibility of full time residential occupation and care. As I said, Britons Farm is an ideal location for this type of use and before undertaking what may be a very expensive exercise in getting planning permission for and relocating to Kingsbridge Farm, the Committee may consider that the investment at Britons Farm may be a better option.

If you would like to discuss the requirements for a planning application in more detail with me then please get in touch with me, however, I shall be on holiday until 4 September.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 19 July 2000
My ref. JRM/SB/F/2000/0385
Your ref.

Councillor Mrs D C Beatty
The Lieutenants Cottage
Basingstoke Road
Three Mile Cross
READING
Berkshire
RG7 1AP

FIRST CLASS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs Beatty

PLANNING APPLICATION F/2000/0385
PROPOSED CHANGE OF USE OF SMALLHOLDING TO ANIMAL RESCUE CENTRE AT KINGSBRIDGE FARM, LAMBS LANE, SHINFIELD

You may recall that the former Head of Planning & Transportation wrote to you on 6 April informing you that the above planning application had been recommended for refusal.

This was because it was considered at the time that noise and disturbance arising from the animal sanctuary would be detrimental to the occupier of a nearby dwelling.

The application has not been determined and I have re-examined the case following a number of representations from interested parties. It is now my view that the application could be approved provided conditions were imposed preventing the transmission of noise to nearby property. Perhaps you would be kind enough to let me know if you have any objection to the application going forward. I hope to be in a position to issue a decision by Friday, 28 July and would be grateful if you could get back to me before then.

Yours sincerely

JOHN MITCHELL
Development Control Manager

400 40

16 FEB 2001

18 Durham Close
Woosehill
Wokingham
Berks

14th February 2001

Mr J Mitchell
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks

Dear Mr Mitchell

Re: Kingsbridge Farm, Spencers Wood

I am writing, on behalf of the Animal Rescue Group, Wokingham, to advise you that the Group would like the application we are submitting to your Council in respect of the above property to be on a **named applicant only basis.**

This is as a result of professional advice we have recently taken and is to protect our interests and the work we have put into the application on this property.

If this is not acceptable to your Council, would you please contact me as soon as possible in order that we can discuss the matter further.

Yours sincerely

Martin Bishop

Mr Blake Leeman

Dogs in barn.
cut down noise

01344 421 654.

Application - Jan.

Mrs Warner
Owner
@ 988 3966.

E. Connor. -
n + out.

Colt from Smallholding &
animal rescue.

Brindlecom Farm.

Kingsbridge Farm
Lanks Lane
Spencers Wood.

Barn -
for kennels
Cats + rabbits

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 18 August 2000
My ref. JRM/SB/F/2000/0385
Your ref.

Mrs M Warner
Kingsbridge Farm
Lambs Lane
Spencers Wood
READING
Berkshire

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs Warner

PLANNING APPLICATION F/2000/0385 - CHANGE OF USE FROM AGRICULTURAL SMALLHOLDING TO ANIMAL RESCUE CENTRE

I refer to the current planning application for the change of use of your land.

The application remains under consideration. I have recently discussed the matter with the Animal Rescue Committee and there are a number of matters which require further attention.

This will cause some delay to the application process. Nevertheless I thought it would be helpful to write to you to let you know that matters are still in hand.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Tel. (0118) 974 6487 (Direct Line)
E-Mail John Mitchell@wokingham.gov.uk
Date. 8 August, 2000
My ref. JM/TAB/F/2000/0385
Your ref.

Mr M Bishop
Animal Rescue Group
18 Durham Close
Woosehill
WOKINGHAM
Berkshire
RG41 3AB

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Bishop

PLANNING APPLICATION F/2000/0385
PROPOSED CHANGE OF USE OF SMALLHOLDING TO ANIMAL RESCUE CENTRE
KINGSBRIDGE FARM, LAMBS LANE, SWALLOWFIELD

I refer to the above planning application.

I apologise for the length of time this has taken, however the application has raised a number of concerns. In particular, these concern the possibility of noise and disturbance from dogs barking and traffic, means of waste disposal, the legality or otherwise of the mobile home and the presence of buildings other than those shown on the application plans. I am also concerned that the large barn does not appear to be structurally sound.

Environmental Health staff at the Council have commented that the application should be refused because of the possibility of noise and disturbance to neighbours. They also point out that from an Animal Welfare point of view having cats, dogs and rabbits in the same building without soundproofing, air flue and daylight would cause the animals unnecessary stress.

You were advised that the site was not suitable by letter of the 19th October 1999.

I think it would be helpful if we could perhaps meet and discuss these matters that I have highlighted in this letter. Perhaps you would contact me on the above telephone number and arrange an appointment.

Yours sincerely

JOHN MITCHELL
Development Control Manager

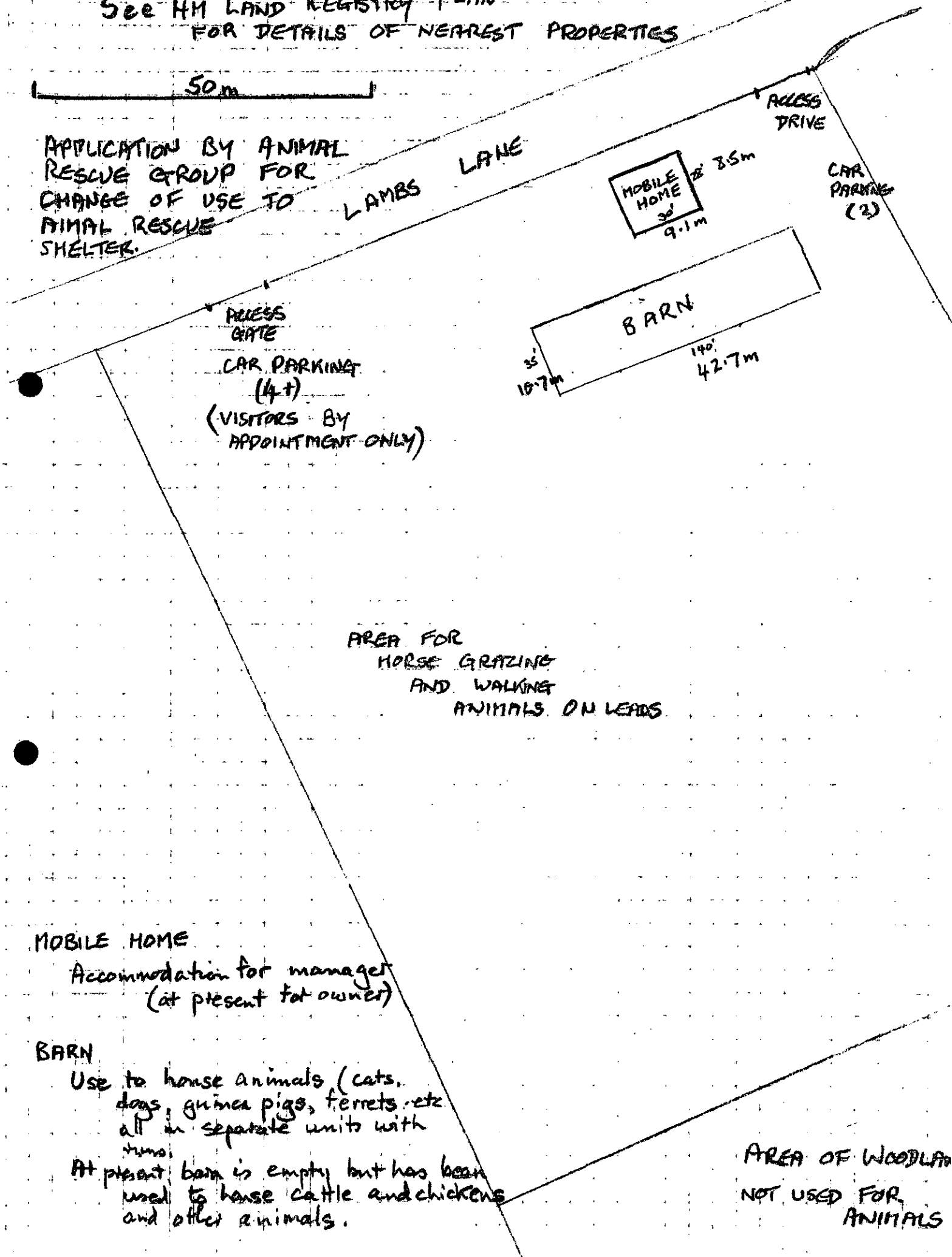
F/2000/0385

KINGSBRIDGE FARM, LAMBS LANE, SPENCERS WOOD
(NOW CLASSED AS SMALLHOLDING)

See HM LAND REGISTRY PLAN
FOR DETAILS OF NEAREST PROPERTIES

50m

APPLICATION BY ANIMAL RESCUE GROUP FOR CHANGE OF USE TO ANIMAL RESCUE SHELTER.



MOBILE HOME
Accommodation for manager (at present for owner)

BARN
Use to house animals (cats, dogs, guinea pigs, ferrets etc all in separate units with runs.
At present barn is empty but has been used to house cattle and chickens and other animals.

F/2000/0385

KINGSBRIDGE FARM, LAMBS LANE, SPENCERS WOOD
(NOW CLASSED AS SMALLHOLDING)

See HM LAND REGISTRY PLAN
FOR DETAILS OF NEAREST PROPERTIES

50m

APPLICATION BY ANIMAL RESCUE GROUP FOR CHANGE OF USE TO ANIMAL RESCUE SHELTER.

LAMBS LANE

ACCESS DRIVE

MOBILE HOME 30' 9.1m 8' 2.5m

CAR PARKING (2)

BARN 140' 42.7m 35' 10.7m

ACCESS GATE

CAR PARKING (4+)
(VISITORS BY APPOINTMENT ONLY)

AREA FOR HORSE GRAZING AND WALKING ANIMALS ON LEADS

MOBILE HOME
Accommodation for manager (at present for owner)

BARN
Use to house animals (cats, dogs, guinea pigs, ferrets etc all in separate units with runs)
At present barn is empty but has been used to house cattle and chickens and other animals.

AREA OF WOODLAND NOT USED FOR ANIMALS

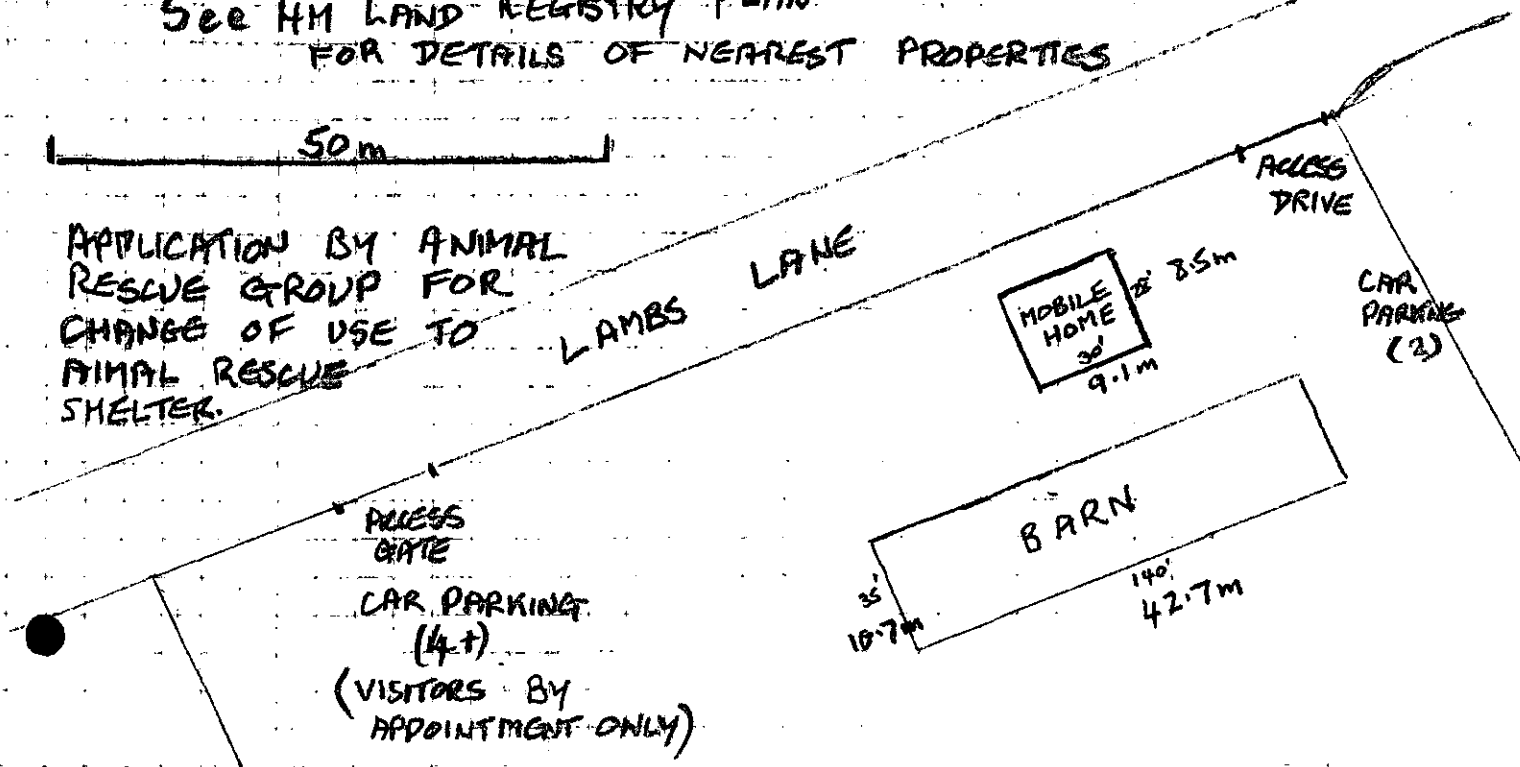
F/2000/0385

KINGSBRIDGE FARM, LAMBS LANE, SPENCERS WOOD
(NOW CLASSED AS SMALLHOLDING)

See HM LAND REGISTRY PLAN
FOR DETAILS OF NEAREST PROPERTIES

50m

APPLICATION BY ANIMAL RESCUE GROUP FOR CHANGE OF USE TO ANIMAL RESCUE SHELTER.



AREA FOR HORSE GRAZING AND WALKING ANIMALS ON LEADS

MOBILE HOME
Accommodation for manager (at present for owner)

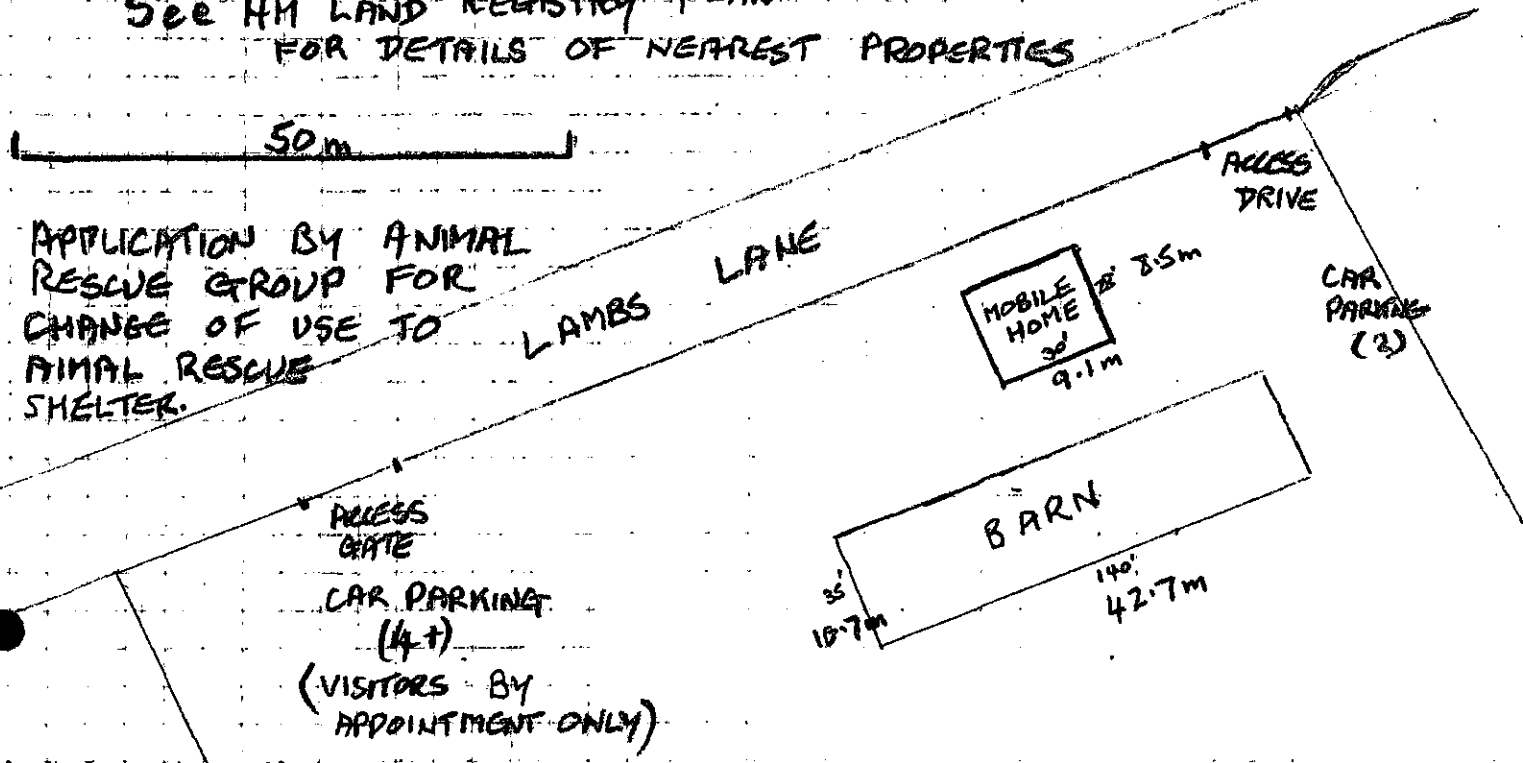
BARN
Use to house animals (cats, dogs, guinea pigs, ferrets etc all in separate units with runs)
At present barn is empty but has been used to house cattle and chickens and other animals.

AREA OF WOODLAND NOT USED FOR ANIMALS

F/2000/0385

KINGSBRIDGE FARM, LAMBS LANE, SPENCERS WOOD
(NOW CLASSED AS SMALLHOLDING)

See HM LAND REGISTRY PLAN
FOR DETAILS OF NEAREST PROPERTIES



AREA FOR HORSE GRAZING AND WALKING ANIMALS ON LEADS

MOBILE HOME
Accommodation for manager (at present for owner)

BARN
Use to house animals (cats, dogs, guinea pigs, ferrets etc all in separate units with runs)
At present barn is empty but has been used to house cattle and chickens and other animals.

AREA OF WOODLAND NOT USED FOR ANIMALS

20. JAN. 2000* 10585

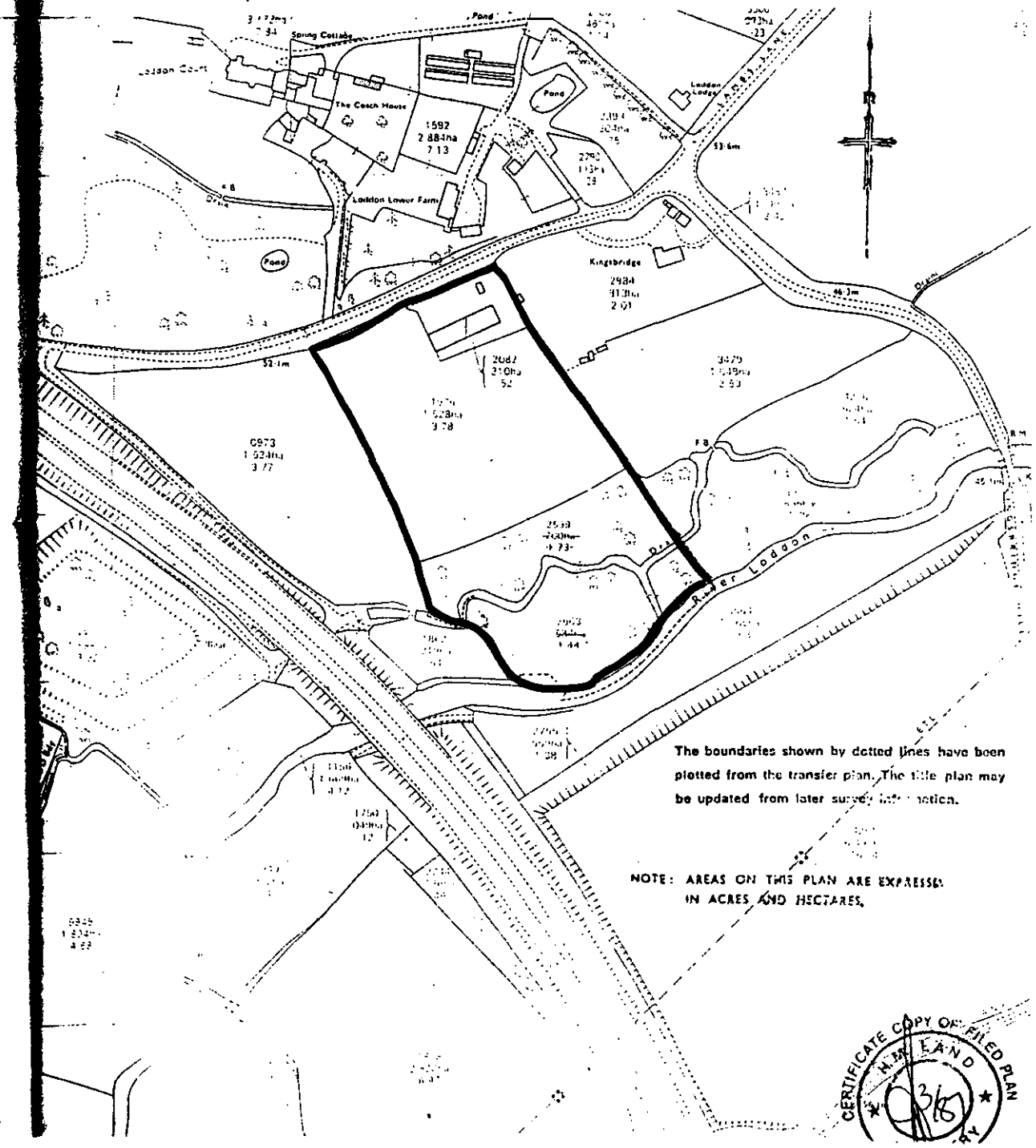
date specified
o the General
gistered Land

therewith	
gister	Remarks

H.M. LAND REGISTRY

BK250908

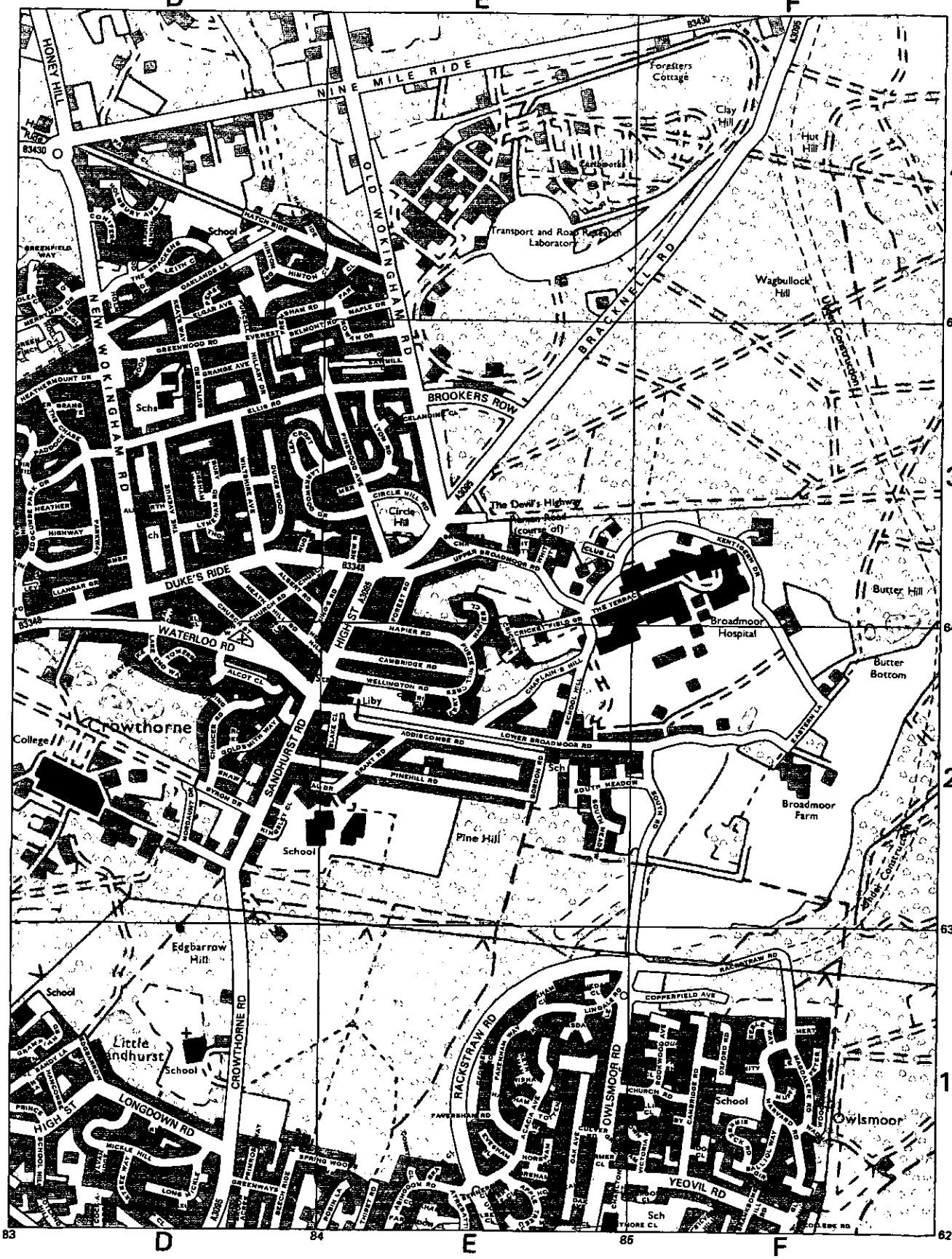
ORDNANCE SURVEY PLAN REFERENCE	SU7164	Scale 1/2500
COUNTY BERKSHIRE	DISTRICT WOKINGHAM	© Crown copyright



The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.

NOTE: AREAS ON THIS PLAN ARE EXPRESSED IN ACRES AND HECTARES.

CERTIFICATE COPY OF FILED PLAN H.M. LAND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HONEY HILL
OLD WOKINGHAM RD
NEW WOKINGHAM RD
BRACKNELL RD
BROOKERS ROW
DUKE'S RIDE
WATERLOO RD
HIGH ST
SANDHURST RD
CROWTHORNE RD
LONGDOWN RD
RACKSTRAW RD
OWLSMOOR RD
YEOVIL RD
Foresters Cottage
Clay Hill
Hut Hill
Transport and Road Research Laboratory
Wagbullock Hill
Under Construction
Circle Hill
The Devil's Highway
Broadmoor Hospital
Butter Hill
Butter Bottom
Broadmoor Farm
Pine Hill
Crowthorne
College
Edgbarrow Hill
Little Sandhurst
Owlsmoor
School
Sch
Liby
B3430
B3348
A3095

144

18 DURHAM CLOSE
WOOSEHILL, WOKINGHAM
BERKSHIRE RG41 3AB
Home Phone 0118 9794801
Email martin_bishop@talk21.com

26 JAN 2000* U585

05 January 2000

Dear Sir

Re: Kingsbridge Farm. Spencers Wood.

I enclose a planning application covering the change of use of Kingsbridge Farm, Lambs Lane, Spencers Wood from a smallholding on which horses and other animals are kept, to a rescue home for stray, injured and unwanted animals.

At present the Rescue Group, a registered charity, is housed on land surrounding Brittons Farm, Waterloo Rd, Wokingham. The house itself being the home of Mrs Diana Brimblecombe, the founder of the charity. We care for a variety of animals, mostly pets, including dogs,cats, rabbits, birds etc. Most animals are with us only until they have received the veterinary treatment they require, have been fed and rested and are ready for rehoming. We feel that we assist the Council in providing a service to the community, working closely with the Council's dog warden, the RSPCA and other animal charities. From time to time we are also called upon by vets to take in animals, Social Services also call on us to take animals when people die or go into hospital, nursing homes or sheltered accommodation.

We have examined several locations in the Wokingham area and Kingsbridge Farm has come nearest to meeting our requirements as it is situated in a fairly remote area away from dwelling houses but with good access and the provision of all necessary services. It is also close enough to our present location for existing volunteers to continue helping us. It has living accommodation for a manager and a large barn in which we may house many of our animals so that any noise created will not be heard outside the property and neighbours will not be troubled. It also has three stables to house horses.

We have carried out a survey of Lambs Lane and the local residents have been informed of the proposed change of use. They organised a meeting to discuss the matter and the majority have accepted our proposals, some having visited Brittons Farm to see for themselves our present establishment and the numbers and types of animals we deal with.

Planning our move from Brittons Farm is now a matter of some urgency as Mrs Brimblecombe is not enjoying good health and the animals in our care need more space than we can provide in our present cramped location.

If the charity is to continue its work it is essential that we find a new site without undue delay. We would like to move from Brittons Farm during this summer when the weather improves. A great deal of preparatory work will be necessary before we move the animals. We accordingly request the Council to give sympathetic consideration to our application and to treat it as a matter of some urgency.

Yours sincerely,

Martin Bishop
Vice Chairman
Animal Rescue Group.Wokingham

Received by Wokingham District Council

Application No: F/2000/0385

Proposal:

Proposed change of use of small holding to animal rescue centre.

Location:

S Kingsbridge Lambs Lane Spencers Wood.

***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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/02/2000. 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

1850/1

SENDER Send blue and yellow copies intact. Retain pink for file.	**TWO WAY MEMO — NO CARBON REQUIRED** WRITE OR TYPE	Reply before **RECIPIENT** parting set. Return yellow copy to sender.

TO	FROM

SUBJECT

MESSAGE DATE	REPLY DATE

18 DURHAM CLOSE
WOOSEHILL, WOKINGHAM
BERKSHIRE RG41 3AB
Home Phone 0118 9794801
Email martin_bishop@talk21.com

PLANNING SERVICES | HPT 26547
POL | TLS
DC | Sec
APP |
CS |
COPIES TO: | ACK:

29 February 2000

Dear Ms Connor,

RE: KINGSBRIDGE FARM APP NO. F/2000/0385

I write in reply to your recent letter requesting information required by the Environmental Health Department.

It is envisaged that in the early days of the animal rescue's occupation of Kingsbridge Farm any dogs will be housed in the present large cattle shed. This will be adapted into pens and runs initially and later it is intended to apply for planning permission in order to construct brick kennels. No drawings or location is at present available but the capacity will be eventually to house no more than twelve dogs at any one time. The cattle shed would also be adapted to house cats and rabbits and an office reception area. Apart from the proposal for brick kennels no other additional structures on this site will be required as the exsisting buildings will be converted within the exisiting walls.

Yours sincerely,

Martin Bishop
Vice chairman
Animal Rescue Group. Wokingham

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 23 February, 2000

My ref: EC/F/2000/0385

Your ref:

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

Mr Martin Bishop
18 Durham Close
Woosehill
Wokingham
Berkshire
RG41 3AB

Dear Mr Bishop

RE: PROPOSED CHANGE OF USE OF SMALL HOLDING TO ANIMAL RESCUE CENTRE AT KINGSBRIDGE FARM, LAMBS LANE, SHINFIELD
APP NO. F/2000/0385

I refer to the above application currently being considered by the Local Planning Authority. I write to request additional information that is required by our Environmental Health Department. Please could you provide us with the following details:

(i) the location of the dog kennels
(ii) the capacity of the dog kennels
(iii) the proposed layout of all structures keeping animals within the curtilage of the site.

I advise that these details be submitted within the next 7days in order to progress your application.

Should you have any further queries please contact me on the above number.

Yours sincerely

E. Connor

ELAINE CONNOR

Planning Assistant

25768

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

10 FEB 2000

COPIES TO: | ACK:

My Ref: JRM | FILE:

From: John Mullaney
Environmental Health

To: Elaine Connor

Planning Department

Date: 8/02/2000

KINGSBRIDGE, LAMBS LANE, SWALLOWFIELD , F/2000/0385

Having considered the environmental health implications of the above planning application I do not feel adequate information has included in the application to make any comments.

Please request the applicants to provide further details regarding :

(i) the location of the dog kennels
(ii) the capacity of the dog kennels
(iii) the proposed layout of all structures keeping animals within the curtilage of the site.

J Mullaney

John Mullaney
Environmental Health Officer

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~7 JAN 2000~~ VALID 20 JAN 2000	Map No. 102 Site 2.80
Officer: EC / Application No. F/2000/0385	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ ~~Invalid~~ ☐ PD

Description:
(F) PROPOSED CHANGE OF USE OF SMALLHOLDING TO ANIMAL RESCUE CENTRE

Location: KINGSBRIDGE FARM LAMBS LANE

Parish: ~~SHINFIELD~~ Swallowfield

Ward: ~~Shinfield~~ Swallowfield 26.1.2000 TMB

Applicant: MR M BISHOP

Fee (6) Received 190-00 Required ..... Additional ..... Refund .....

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	NB- Plan of barn to follow.		
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	showing buildings?	17/1	
3	Forms unsigned			
(4)	Correct S 66 certificate	- Not deleted Serve notice on owners	17/1	✓
5	Elevation plans	- agric cert?	17/1	
(6)	Floor plans	?	17/1	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

18 DURHAM CLOSE
WOOSEHILL, WOKINGHAM
BERKSHIRE RG41 3AB
Home Phone 0118 9794801
Email martin_bishop@talk21.com

20 JAN 2000* U585

05 January 2000

Dear Sir

Re: Kingsbridge Farm, Spencers Wood.

I enclose a planning application covering the change of use of Kingsbridge Farm, Lambs Lane, Spencers Wood from a smallholding on which horses and other animals are kept, to a rescue home for stray, injured and unwanted animals.

At present the Rescue Group, a registered charity, is housed on land surrounding Brittons Farm, Waterloo Rd, Wokingham. The house itself being the home of Mrs Diana Brimblecombe, the founder of the charity. We care for a variety of animals, mostly pets, including dogs,cats, rabbits, birds etc. Most animals are with us only until they have received the veterinary treatment they require, have been fed and rested and are ready for rehoming. We feel that we assist the Council in providing a service to the community, working closely with the Council's dog warden, the RSPCA and other animal charities. From time to time we are also called upon by vets to take in animals, Social Services also call on us to take animals when people die or go into hospital, nursing homes or sheltered accommodation.

We have examined several locations in the Wokingham area and Kingsbridge Farm has come nearest to meeting our requirements as it is situated in a fairly remote area away from dwelling houses but with good access and the provision of all necessary services. It is also close enough to our present location for existing volunteers to continue helping us. It has living accommodation for a manager and a large barn in which we may house many of our animals so that any noise created will not be heard outside the property and neighbours will not be troubled. It also has three stables to house horses.

We have carried out a survey of Lambs Lane and the local residents have been informed of the proposed change of use. They organised a meeting to discuss the matter and the majority have accepted our proposals, some having visited Brittons Farm to see for themselves our present establishment and the numbers and types of animals we deal with.

Planning our move from Brittons Farm is now a matter of some urgency as Mrs Brimblecombe is not enjoying good health and the animals in our care need more space than we can provide in our present cramped location.

If the charity is to continue its work it is essential that we find a new site without undue delay. We would like to move from Brittons Farm during this summer when the weather improves. A great deal of preparatory work will be necessary before we move the animals. We accordingly request the Council to give sympathetic consideration to our application and to treat it as a matter of some urgency.

Yours sincerely,

Martin Bishop
Vice Chairman
Animal Rescue Group.Wokingham

20.JAN.2000* 0585

18 DURHAM CLOSE
WOOSEHILL, WOKINGHAM
BERKSHIRE RG41 3AB
Home Phone 0118 9794801
Email martin_bishop@talk21.com

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Yours sincerely,

M Bishop

Martin Bishop
Vice Chairman
Animal Rescue Group.Wokingham

① KINGSBRIDGE

ADDRESS LAMBS LANE SPENCERS WOOD PARISH ~~SWALLOWFIELD~~ SHINFIELD Swallowfield

PLOT No. ORD. SHEET No. SU 7164 (102)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~PD 422/50~~ 218/52	~~Cavey~~ H Judd	~~poultry shed~~ alteration to form 3 separate dwellings	~~14. 10.~~ 2. 5. 52	app a
376/52	H Judd	Brick skin to house	1. 8. 52	app P
70/55	F Wise	Bathroom & alterations	8. 2. 55	app PD
310/56	J H. Cavey	Storage shed.	12. 6 56	app N
PD 422/58.	"	Poultry shed.	14. 10. 58	app P
PD 62/65	Mr J Goodman	Kitchen	18. 3 65	app N
0/195/67.	" "	Cottage for farm wks.	14. 3. 68	N/A Re
1162/72	"	O/L House land adjoining	3. 8 72	NA Re
PD 743/73	"	New dormer window and other dormer window	10. 1. 74	app NA
1947/73		Double garage playroom over	14. 1. 74	N/A CA

16946

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 31531

② KINGSBRIDGE

ADDRESS LAMBS LANE SPENCERS WOOD PARISH ~~SWALLOWFIELD~~ SHINFIELD

PLOT No. ORD. SHEET No. SU 7065 - 716 (102)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 541.	Mr Goodman	2/storey extn	8. 4. 74	App NA
*02544.	"	O/L Demolish chicken house Erect dwelling house on land adjoing	15. 8. 75	NA Re
07386	" "	Garage with flat above demo garage erect double garage	16. 2. 78	NA Re
13667.	" "	Bungalow staff acc.	31. 7. 80	N/A R
16946	"	O/APP. AGR WORKERS HOUSE	11.3.82	N/A R
17567	"	"	27.7.82	[illegible]
18226	"	STAFF DWELLING	23.9.82	N/A REF

DATE OF COMPLETION

MINISTRY DECISION *02544 Appeal dismissed 16.2.76.

SPECIAL ORDERS

DRAINAGE GRA 6408

091074 31531 H. TEMPLETON GR. FLOOR EXT / BAY WINDOWS IN GAMES ROOM 29.11.88 6.11.88 APP

(3) ADDRESS KINGSBRIDGE PARISH SHINFIELD

PLOT No. LAMBS LANE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 7189	MR & MRS TEMPLETON	FR. EXT. & INT. ALTS.	24.4.89	APP
CLU(E)107			26.11.97	AP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/b

CERTIFICATE D

20.JAN.2000* 0385

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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 . . . . . M Bishop . . . . . .

On behalf of . . ANIMAL RESCUE GROUP . . . . . .

Date . . . . . 5/1/00 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

Application No.

20.JAN.2000* 0585

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
MRS M. WARNER	Tumpbridge Farm Lambs Lane Spencers Wood	1st Dec 99

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) . . . . . .

. . . . . .

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

(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).

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

the (c) . . . . . .

on (d) . . . . . .

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

20 JAN 2000 U365

1.	**APPLICANT'S NAME**	MARTIN BISHOP (ANIMAL RESCUE GROUP)
	ADDRESS	18 DURHAM CLOSE WOOSEHILL WOKINGHAM, BERKS
	POST CODE	RG41 3AB **PHONE** 0118 9794601
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	
	ADDRESS	
	POST CODE	**PHONE**
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**	KINGSBRIDGE FARM, LAMBS LANE SPENCERS WOOD, SHINFIELD, BERKS
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 ALLOWING FOR THE RESCUE AND SHELTER OF DOGS, CATS, RABBITS, BIRDS AND OTHER UNWANTED PETS
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	2.938 Hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	ORDNANCE SURVEY PLAN OF PROPERTY

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

SITING	☐	**EXTERNAL APPEARANCE**	☐
DESIGN	☐	**MEANS OF ACCESS**	☐
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.

SMALL HOLDING

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.

N/A

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.

POST & RAIL FENCES / HEDGES - EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NATURAL ABSORBTION

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

EXISTING ENTRANCES TO SITE FROM LAMBS LANE

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

N/A

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

N/A.

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 — 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.

£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 M Bing ON BEHALF OF ANIMAL RESCUE GROUP WOKINGHAM DATE 5/1/02

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 20 JAN 2000* U.S.C.S 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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				N/A
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL		N/A		
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	BARN			
OTHER	Please Specify	STABLES			
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	6	
Proposed	6	

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.
— N/A

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
— a) ANIMAL RESCUE GROUP WOKINGHAM, BRITTONS FARM, WATERLOO RD, WOKINGHAM.
b) WILL REMAIN RESIDENTIAL ONLY

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
	2	2	

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".

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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SHUTE END
WOKINGHAM
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FOR OFFICE USE ONLY

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	ADDRESS	18 DURHAM CLOSE WOOSEHILL, WOKINGHAM, BERKS
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5. Give the area in hectares or part of a hectare	AREA OF SITE	2.9138 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	ORDNANCE SURVEY PLAN OF PROPERTY

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☒	REDEVELOPMENT	☐
	ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

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FULL PERMISSION	☒	
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SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		