APPLICATION NO:
CLE/2001/5292

LOCATION:
Holme Grange Craft Village Unit 17 Heathlands Road, Wokingham.

APPLICANT:
Adams Estates Ltd C/O Martin & Pole Nicholas (Julie Williams)

PROPOSAL:
Application for certificate of lawful existing use of modular building for office (B1) and building for ancillary storage.

EARLIEST DATE FOR DECISION: **17/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/01/2002

CASE OFFICER: **Mike Hamlin**

405

DO

RAILEX
Marbleboard

EASIFILE EP7

Application No : CLE/2001/5292

WOKINGHAM DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990, SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995: ARTICLE 24

Certificate of Lawful Use or Development

The Wokingham District Council hereby certify that on 15th day of February 2002 the use/operations described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, edged & coloured red, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

The use commenced more than ten years before the date of this decision.
The operation was substantially completed more than four years before the date of this decision.

Signed T Gwilliam (Development Control Manager)

On behalf of Wokingham District Council, Shute End, Wokingham, Berkshire RG40 1WH

Date: 15/2/02

FIRST SCHEDULE

The use of modular building for office (B1) and building for ancillary storage

SECOND SCHEDULE

Holme Grange Craft Village, Unit 17, Heathlands Road, Wokingham

Notes :

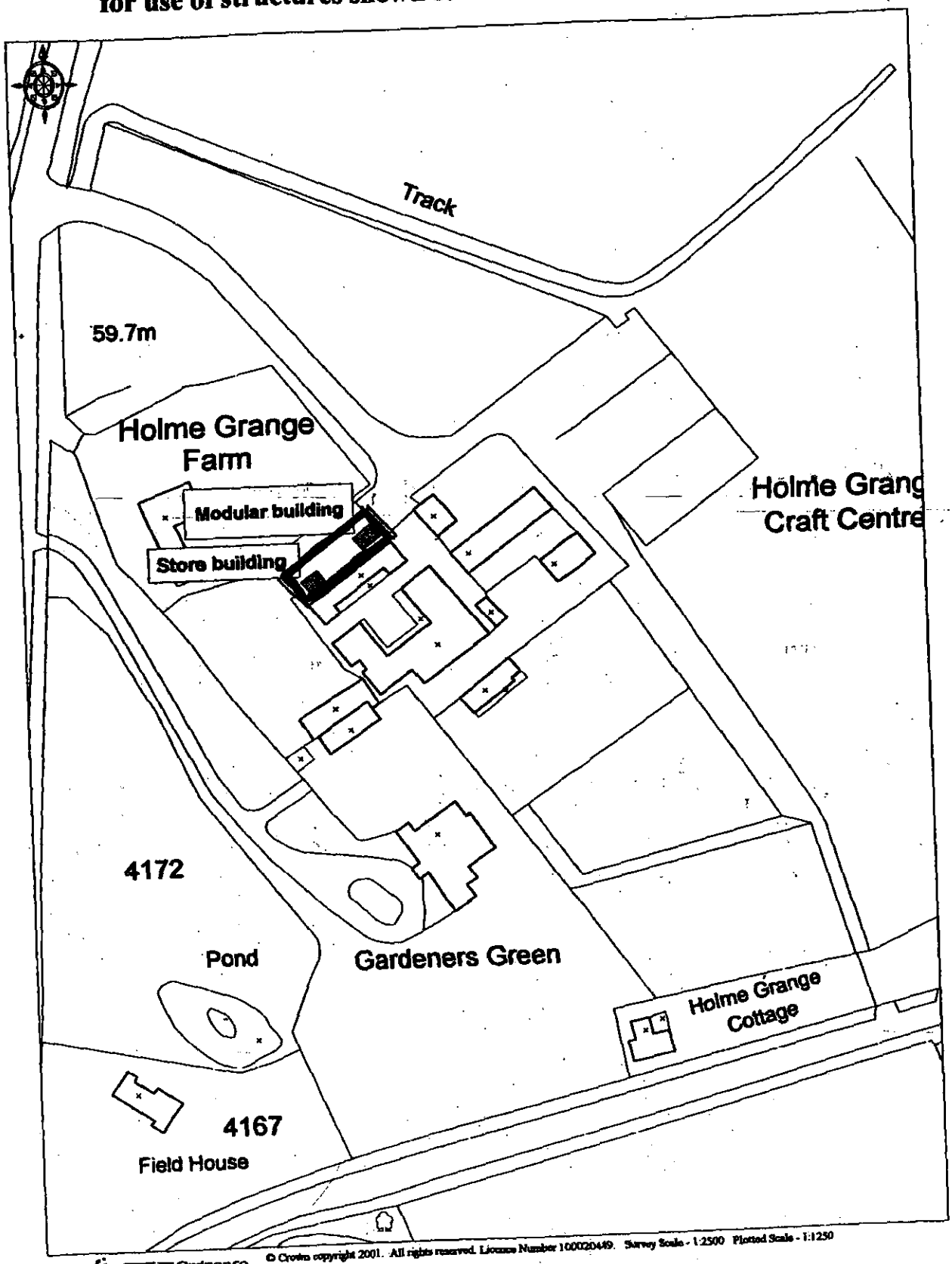
1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the Use/Operations specified in the First Schedule taking place on the land described in the Second Schedule /would have been lawful, on the specified date and, thus, would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.

3. This certificate applies only to the extent of the use/operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations which are materially different from those described or which relate to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Holme Grange Craft Village, Unit 17.
Application for Certificate of Lawful Development
for use of structures shown for office and ancillary storage.



© Crown copyright 2001. All rights reserved. Licence Number 100020449. Survey Scale - 1:2500 Plotted Scale - 1:1250

OS Ordnance Survey

Block Plan 1:1250

WOKINGHAM DISTRICT COUNCIL

PLANNING DEPARTMENT

Memorandum

To: ~~Legal~~ MIKE HAMLIN

From: Mike Hamlin
Planning Enforcement

Ext: 6449

Date: 08/02/02

RE: USE OF MODULAR BUILDING FOR OFFICE(B1) AND BUILDING FOR ANCILLARY STORAGE

Please find enclosed report on the above CLU(E). The balance of probability is that the change of use of the portacabin as an office has continuously taken place for more than ten years. Also the balance of probability is that the shed was erected more than four years ago.

I would be grateful if you could look att he attached report and letr me know if your agree with the decision.

Mike Hamlin

I agree with recommendation that CLU should be issued.

C.J.L.

LEGAL 11/2/02

Application for Certificate of Lawful existing use

CLE/2001/5292

Holme Grange Craft Village, Unit 17, Heathlands Road, Wokingham

Use of existing modular building for office (B1) and building for ancillary storage.

Planning and Enforcement History

An application for Temporary Permission for the siting and use of a portacabin as office (Retrospective) was withdrawn on 20th August 1996. An application for the proposed erection of timber building to replace portacabin was refused on 24th Ocotber 1996.

Consultation Response

Wokingham Without Parish Council: No comment

Supporting Evidence

Statutory Declaration: Roy Maslin stating that he purchased the modular building in August 1991 and positioned it on site in its current location. Evidence of occupation as an office by various tenants from August 1991 to October 1999.

Statutory Declaration: Howard Spence states that Adams Estates Limited purchased the modular building in its current location on 16th July 1999. Evidence of various tenants from October 1999 to present day.

Letter: Confirming lease/licence details for Kingfisher Marketing dated 16th September 1996.

Lease: Confirming commencement date 1st November 1999 dated 4th January 2000.

Conflicting Evidence

Council Tax: No record of occupants.

Conclusion

The balance of probability is that the use of the portacabin as an office has continuously taken place for more than ten years. Also the balance of probability is that the shed was erected more than four years ago. A CLU(E) should therefore be granted for the use of modular building for office (B1) and the building for ancillary storage.

Mike Hamlin
8th February 2002

Tel: (0118) 974 6449 (Direct Line)
Fax: (0118) 974 6484
E-mail mike.hamlin@wokingham.gov.uk
Date: February 11, 2002
My ref: CLE/2001/5292
Your ref:JW/MMD

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

Ms J Williams
Martin & Pole Nicholas
24 Friar Street
Reading RG1 1DP

Dear Ms Williams

UNIT 17 HOLME GRANGE CRAFT VILLAGE CLE/2001/5292

Further to your letter dated 8th February regarding the above.

I can confirm that I have written a report which is currently being considered by the Council's Solicitor. I hope to be in a position to issue a decision notice shortly.

Yours sincerely

M D Hamlin
Senior Planning Enforcement Officer

RR MH

Martin & Pole Nicholas incorporating Watts & Son — Est. 1846

PLANNING SERVICES	HP 5296 inc
POL	TLS
DC MBH	ENF
APP	
CS	
11 FEB 2002	
COPIES TO:	ACK:
	FILE

Partners
I Millar Campbell FRICS
D D Chopping FRICS
D C Auger FRICS

Associate
G J R Lewis
(Chattels Auctioneer)

Consultants
C W Reynolds FRICS
P A H Lawrence FRICS
P C Neale FRICS

Our Ref: *JW/MMD*

8th February 2002

M Hamlin, Esq
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Hamlin,

Re: Planning Application Number CLE/2001/5292-
Unit 17 Holme Grange Craft Village

I understand that you had a meeting with client on site yesterday when you were able to look inside the unit and gather more information about the proposal. You had already confirmed by telephone that you thought that you had sufficient information to reach a decision subject to this final visit. Could you confirm for me that you are now in a position to make a decision, or if not, what additional information is required to enable a lawful development certificate to be issued for the existing use of the modular building as an office with ancillary storage.

Yours sincerely,

Julie Williams, BSc (Hons) Dip TP MRTPI
Martin & Pole, Nicholas

Chartered Surveyors

24 Friar Street, Reading RG1 1DP
Tel: (0118) 959 1231 *Fax: (0118) 958 5061*

Wokingham (0118) 978 0777 w@martinpole.co.uk
Crowthorne (01344) 780111 c@martinpole.co.uk
Auction House (0118) 979 0460 a@martinpole.co.uk
Earley (0118) 926 4422 e@martinpole.co.uk
Reading (0118) 959 1231 r@martinpole.co.uk

www.martinpole.co.uk

RICS

WORK SHEET FOR : Mike Hamlin

Application Number : CLE/2001/5292

Applicant : Adams Estates Ltd C/O Martin & Pole Nicholas (Julie Williams).

Location : Holme Grange Craft Village Unit 17, Heathlands Road, , Wokingham.
Proposal : Application for certificate of lawful existing use of modular building for office (B1) and building for ancillary storage.

Site Notice Displayed ? : YES [✓] NO [ ] DATE [8/2/02]

Date of Neighbour Notifications : .....

Date of Site Visit : 8/2/02

Date Registered : 13/11/2001

Earliest Date for Decision : 17/12/2001

Latest Consultation Date/Site Notice Expiry Date : 17/12/2001

This application will have expired on: 08/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: CLE/2001/5292

Appraisal :

1/ Modular Building 1991 August
2/ Letter 16/Sept 96 – Portacabin + yard / No reference to Shed. No business rates because Portacabin Used for 10 years.
Shed After Aug 1992 – Consta 4 yrs
Use 10?
Ancillary? Storage.
Lease not complete – Plan missing.
S/V. 7/2/02 10:30 hrs
Shed fixed to conc base
Portacabin clad Attached Bldg 3x1m aprox.
Compound 1.8m c/B fence.

Modular Building used as office.
Shed used as storage

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

Application Number CLE/2001/5292
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Holme Grange Craft Village Unit 17 Heathlands Road Wokingham.

APPLICATION NUMBER: CLE/2001/5292

OFFICER: Mike Hamlin

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: CLE/2001/5292

Proposal:
Application for certificate of lawful existing use of modular building for office (B1) and building for ancillary storage.

Location:
Holme Grange Craft Village Unit 17, Heathlands Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number CLE/2001/5292 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mike Hamlin P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

26 November 2001

Wokingham Without Parish Council Consultation Sheet

PLANNING SERVICES | HPT
DC | ENF
APP |
CS |
12 DEC 2001
COPIES TO: | ACK:
FILE

Officer	Mike Hamlin
No	CLE 2001 5292
Proposal	Application for certificate of lawful existing use of modular building for office (B1) and building for ancillary storage.
Site	Holme Grange Craft Village Unit 17, Heathlands Road, Wokingham.

Committee's Comments

no comments.

Signed : _____
Clerk to Wokingham Without Parish Council

11 December 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL (*) PRE-APP ATTACHED (*)

Start date: 13 NOV 2001	Map No. 92 Site 0102
Officer: MH | Application No. CLE/2001/5292	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(CLE) APPLICATION FOR CERTIFICATE OF LAWFUL EXISTING USE OF MODULAR BUILDING FOR OFFICE (B1) AND ~~STORAGE~~ BUILDING FOR ANCILLARY STORAGE

Location: UNIT 17 HOLME GRANGE CRAFT VILLAGE HEATHLANDS ROAD

Parish: WOK W/OUT Ward: WOK N/OUT

Applicant: ADAMS ESTATES LTD

Fee (1) 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26/11 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: Green Gap & Wedges Rural Area Countryside

.....

.....

Relevant pre-app attached.

NEIGHBOURS: S/N + see map.

.....

.....

.....

.....

.....

.....

.....

.....

.....

13.NOV.2001 * 5292

DATED 4th January ~~1999~~ 2000

ADAM ESTATES LIMITED (1)

- to -

VALERIE PATRICIA AMBLER (2)

LEASE of Unit 17 Holme Grange Craft Village Heathlands Road Wokingham

---

Ratcliffe Duce & Gammer
49/51 London Street
READING
Berkshire RG1 4PS

Tel: (0118) 9574291)

lease

13.NOV.2001

LEASE DATED the fourth day of January Two ~~One~~ Thousand ~~Nine~~ ~~Hundred and Ninety-Nine~~

1. PARTICULARS

(a) **LANDLORD** : **ADAM ESTATES LIMITED** whose registered office is at 11-15 William Street London NW1 3ER

(b) **TENANT** : **VALERIE PATRICIA AMBLER** trading as Ace Cleaning Services of 8 Douglas Way Shrewsbury Shropshire

(c) **PREMISES** : **ALL THAT** the premises shown for the purpose of identification only edged red on the Plan B annexed hereto ("the Plan")

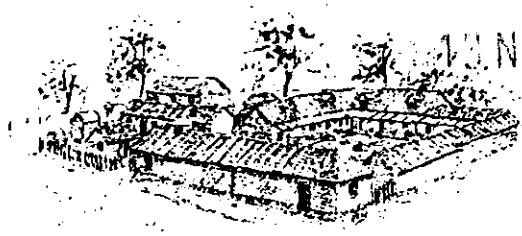
(d) **CONTRACTUAL TERM** : Three (3) Years commencing 1st November 1999

(e) **COMMENCEMENT DATE** :The first day of November 1999

(f) **RENT** : £3,600.00 per year or such rent as shall apply after the rent reviews

(g) **INTEREST RATE** : 4% per year above the base lending rate of Barclays Bank Plc or such other Bank (being a member of the Committee of London and Scottish Bankers) as the Landlord may from time to time nominate in writing and 'Interest' means interest during the period from the date on which payment is due to the date of payment both before and after any judgement at the Interest Rate then prevailing from time to time or (should the base lending rate referred to above cease to exist) such other rate of interest as is most closely comparable with the Interest Rate to be agreed between the parties or in default of

13 NOV 2001 • 5292



Holme Grange Craft Village

Heathlands Road, Wokingham, Berkshire RG40 3AW Tel Fax: 0118 9890588

16 September 1996

Mike Halls & Steve Harrison
t/a Kingfisher Marketing
The Barn
Watersplash Lane
Warfield
Berkshire. RG42 4ST

Dear Mike & Steve,

Further to our meeting on 16th October 1996, this letter is to confirm our agreement for you to rent the portacabin and yard, (Unit 17). The portacabin will be for your office use and the yard for storage of upto eight cars. There will be no servicing, repairing or selling of vehicles or any other goods on the site.

The licence/lease will commence from 1st October 1996 and will, initially, run for a period of twelve months, expiring 30th September 1997. At the end of nine months, i.e. 30th June 1997, there will be an opportunity to review your situation, with a view to renewing the lease for a further twelve months or longer. This, in effect, means that you will give us three months notice of your intentions, prior to the expiry of this agreement, which gives us adequate time to advertise for a new tenant if necessary. There will also be a rent review at the time of renewal.

The agreed rent is £520.00 per calendar month, which is to be paid by bankers order on the first of every month in advance. There will also be a deposit of £500.00 required at the outset. This deposit is returnable upon the expiry of our agreement, providing the unit is made good and left in the same condition as you found it.

The electricity is metered and towards the end of each month a reading will be taken. The amount of electricity used will be calculated and charged at the current rate of 10.61pence plus vat per unit. This amount will be added to your monthly invoice along with a charge of £12.50 towards water/sewage.

The portacabin, being a portable building is not currently subject to business rates. However, if at any time during this licence/lease the unit does become subject to rates, this, of course, will be down to you to pay but only for any period of your tenancy.

As I explained during our meeting, we have recently submitted a planning application to replace the portacabin with a permanent building. I take on board what you said and understand that you are looking for a more secure, longer term lease. I would also confirm, that providing everything works out well between us, (i.e. that you operate your business, as you said, "Discreetly and without any interference to the Craft Village"), then we would be willing to accommodate you with a longer term lease in the future.

Whilst writing I would also like to take this opportunity to inform you of our simple rules and regulations for all of our tenants.

1) You are responsible for removing your own rubbish. Please ensure that your unit, yard and immediate surrounding area are kept clean and tidy at all times.

2) You are responsible for taking out your own insurance.

3) Please refrain from displaying any signs, without first obtaining our written permission.

4) We operate a strict no smoking policy within the buildings.

5) Parking for our tenants and their staff is in the overflow carpark by the stables. Please do not park in the main carpark which is for the use of our customers. Also, please do not park on the driveway directly outside your unit - this area is to be kept clear for deliveries to other units and for disabled customer access.

6) The first tenant to arrive in the morning and the last to leave at night is responsible for unlocking and locking the gates and also for turning off the outside lights.

Would you please both sign and return the enclosed copy of this letter to indicate your agreement to the above terms and conditions.

Finally, on behalf of all of us here at the Craft Village, I would like to extend a very warm welcome and wish you every success. If either Roy or myself can assist you in any way, please do not hesitate to ask.

Yours sincerely,

R. Ian Seymour

****

I agree to the terms and conditions set out in this letter.

Signed.....Date.....

Mike Halls

Steve Harrison

13.NOV.2001 5292

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

Your Ref:

Our Ref:

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths MRICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
P C Neale FRICS

9th November 2001

Wokingham District Council
Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Sirs,

Re: Unit 17 Holme Grange Craft Village

Please find enclosed an application for a lawful development certificate for this site. The application is in connection with the existing use of a modular building and ancillary building for offices and storage.

The application form refers to both the use and the buildings as we seek confirmation that both the use and the structures are lawful. As you can see from the declaration the buildings have been in place and used as described for in excess of ten years. Apart from the declaration I also enclose sample copies of lease agreements and photographs of the site.

The statutory fee of £190 is also enclosed.

Please let me know if sufficient information has been provided to enable the application to be registered.

Yours faithfully

Julie Williams, BSc (Hons) Dip TP MRTPI
Martin & Pole, Nicholas

Chartered Surveyors Estate Agents Valuers

24 Friar Street, Reading, Berkshire RG1 1DP Tel: (0118) 959 1231
Fax: Reading (0118) 958 5061 e.mail: r@martinpole.co.uk

Wokingham Office (0118) 978 0777 *Fax: (0118) 977 1991*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

13.NOV.2001 • 5292

STATUTORY DECLARATION
OF
ROY MASLIN
AND
HOWARD SPENCE

Martin & Pole, Nicholas
24 Friar Street
Reading
Berks RG1 1DP

Telephone 0118 959 1231
Fax 0118 958 5061

13.NOV.2001 * 5292

I, ROY MASLIN, of 11 Anderson Crescent, Arborfield, Reading, Berkshire RG2 9PB DO SOLEMNLY AND SINCERELY DECLARE as follows:

1 I purchased the modular building in August 1991 and positioned it in its current location at Holme Grange Craft Village, Heathlands Road, Wokingham (see attached location plan)

2 Since that date and up to when I sold it to Adam Estates Ltd the building was used as an office for the administration of my own business or let to tenants for similar administrative uses. The period of occupation by myself or my tenants and their uses are as follows :-

a R. Maslin - August 1991 to August 1992 - use as building company offices.

b. D J Lewendon – August 1992 to September 1995 – insulation and roofing company offices. They erected the store at the rear of the modular building shortly after taking up occupation.

c. A Aguilar – September 1995 to September 1996 - use as golfing equipment repair/administrative offices

d M Hall and S Harrison – September 1996 to October 1999 – use as off site car sales support and administration offices.

I, HOWARD SPENCE, OF 48 Vicarage Road, London SW14 8RU. DO SOLEMNLY AND SINCERELY DECLARE as follows

3 Adams Estates Limited purchased the modular building 16th July 1999 (it was already in position) in its current location at Holme Grange Craft Village, Heathlands Road, Wokingham (see attached location plan)

d V Ambler – October 1999 – May 2001 – use as cleaning agency

e Adam Estates Limited – May 2001 – present - use as estate offices

4 WE MAKE THIS SOLEMN DECLARATION CONSCIENTOUSLY BELIEVING SAME TO BE TRUE AND BY VIRTUE OF THE PROVISIONS OF THE STATUTORY DECLARATION ACT 1935

Roy Maslin..... Howard Spence .....

Declared at HOLME GRANGE CRAFT VILLAGE, WOKINGHAM

In the County of BERKSHIRE

This 1ST day of NOVEMBER 2001

13.NOV.2001 * 5292

For the Council's use only:
Application No:.....
Date received .....

WOKINGHAM DISTRICT COUNCIL

Town and Country Planning Act 1990, Section 191, as amended by Section 10 of the Planning and Compensation Act 1991.
Town and Country Planning General development. (Amendment) Order, 1992.

Warning: the amended Section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193 (7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR OPERATION OR ACTIVITY IN BREACH OF A PLANNING CONDITION

---

1 Description of existing use of operation or activity applied for:
The installation of a modular building for use as an office and erection of ancillary storage building (use class B1)

---

2. Applicant (in block capitals)

Name: **Adams Estates Ltd**
Address: **c/o Spence Rushton**
48 Vicarage Road, London
Post Code: **SW14 8RU**
Tel No: **020 8876 2676**

---

3. Agent (if any)

Name: **Martin & Pole, Nicholas (Julie Williams)**
Address: **24 Friar Street, Reading Berkshire**
Post Code: **RG1 1DP**
Tel No: **0118 959 1231**

4. (1) Nature of applicant's interest in the land, e.g. owner, lessee, occupier

Owner

(2) If you do not have an interest;

(a) give name (s) and address (es) of anyone you know who has an interest in the land.

Not applicable

(b) state the nature of their interest (if known).

Not applicable

(c) state whether they have been informed about this application

Not applicable

---

5. Address or exact location of the land to which this application relates:

Unit 17 Holme Grange Craft Village

Heathlands Road

Wokingham

RG40 3AW

Describe here and enclose (4) copies of the OS–based plan showing the boundary of the land edged in red.

The application site is immediately on the right hand side of the access road to the craft village as one nears the complex of buildings.

---

6. This application is for:

an existing use & an existing operation:

being a use, operation or activity subsisting on the date of this application.

(* Tick as applicable). **Both the use and the structures are the subject of this application**

---

7. If there is more that one subsisting use of, or operation or activity on the land at the date of this application, describe fully each of them and, where appropriate, show to which part of the land, each use, operation or activity relates.

On the application site there is one modular single storey building (18 sq.m). There is an ancillary storage building next to it (12 sq.m). See 1:1250 plan for position.

13.NOV.2001 • 5292

8. When was the use of activity begun, or the operation substantially completed?
The modular building was positioned in August 1991 with the store being erected shortly thereafter. They have been used continuously for offices and storage since then.

---

9. Under what grounds is the certificate sought?
- The use began more that ten years before the date of this application; and
- The operations were substantially completed more than four years before the date of this application.

---

10. If the certificate is sought for a use, operation or activity in breach of a condition or limitation, specify the condition or limitation, which has not been completed with, and attach a copy of the relevant planning permission.
Not applicable

---

11. Give any additional information you consider necessary to substantiate your claim.
I attach a statutory declaration. It gives the history of the use of the modular building. Copies of typical lease agreements and photographs of the site and the buildings are also included.

---

12. List here all the documents, drawings or plans which accompany this application.

(a) **Statutory declaration by Roy Maslin and Howard Spence**

(b) **Copies of lease agreements**

(c) **Location plan (1:2500) & Block plan (1:1250)**

I/We hereby apply for a lawful use or development certificate under Section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it. I/We enclose the appropriate fee of £190.00.....

Signed .....**Martin & Pole, Nicholas** Date **9 November 2001**.....

On behalf of **...Adams Estates Ltd**.....

(1) HULME GRANGE FARM / CRAFT CENTRE

ADDRESS GARDENERS GREEN PARISH WOK/WITHOU

PLOT No. Old Property Heathlands Road ORD. SHEET No. SU.8266(

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
321/49	Mr. W. Gear	Extension to Bathroom	5.8.49	App.
PD/21/71	Mr. Leadbetter	Fig. Farming & Land	21.1.71	Appn - N
(01682) Decision Date	Mr & Mrs J.W. Manning	Outline 3 Bungalows & garage	22.11.74	Refd
08652	H/S V.J. Leadbetter	Outline agricultural dwelling	WITHDRAWN	
10849	MR L. GURLYNSKI	ALTERATIONS & ADDITIONS	8.6.79	N/A
BR 12002	"	Ext. & alterations	15.10.79	app
15530	"	Double garage	8.5.81	NA
BR 17471	"	"	1.9.81	App.
17451	MR A. HALL	REN. OF FARM BUILDINGS FOR COUNTRY CRAFTS D/SHOP	1.7.82	N/A
BR 19833 6(2A) R81	MR A. DEARNLEY	SINGLE GARAGE LOOSE BOXES & STORE	17.12.82 16.5.13	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 64[3]

DRAINAGE

(3) Hulme Grange Farm / Craft Centre

ADDRESS Gardeners Green PARISH Wok/Bentworth

PLOT No. Heathlands Road ORD. SHEET No. SU.8266(

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
19587	MR A. DEARNLEY	LOOSE BOX & FEED STORE	30.6.83	N/A
21879	A. HALL	VEH. ACCESS ON HEATHLANDS RD.	26.7.84	N/A
21986	"	FARM BLDGS TO CRAFT CENTRE (MOD. 17451)	26.7.84	N/A
BR 23281	"	"	2.10.84	Refd
33618/9	W/DR.			
BRA 7760	"	REBUILD BARN/STORE TO DWELL	7.5.89	App
BRA 9257	MR & MRS A. HASDON	KITCHEN EXT. TO REPLACE CONSERVATORY	10.7.90	App
36376	"		24.9.90	
BRA 9357	"	SHED EXT. GARAGE	7.8.90	App
BRA 10055	—		1.3.91	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 39299 R.E. MARLIN MOBILE HOME AT CRAFT CENTRE 10.6.92 Re

1933

(3) HOLME GRANGE FARM / CRAFT CENTRE

ADDRESS HEATHLANDS ROAD PARISH WOK / WITHOUT

PLOT No. ORD. SHEET No. SU 8266

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Dec
40375	MR. R. MASLIN CRAFT CENTRE	BLDG. / RELOC. & REDUCE H. BARN FOR AGR. MUSEUM & FLAT	23-12-92 T.I.93	A
40555	" "	ERECT BLDG. AS CRAFT CENTRE RELOC. BARN TO PROVIDE AGR. MUSEUM	14.6.93	C
42214	N/P "			
DN 94/0027	"	DEM. BARN		
FP94/2959	MR. I. SEYMOUR "	" & ERECTION 2/St. BUILDING	13.7.94	APP REF
44734	MASLIN/SEYMOUR "	2 SIGN BOARDS	14-11-95	R
95/60824/ADV.				
44736	APPLN. "	5 Kg. LIFT / 1ST FLOOR TO OFFICES / CAR-PARK	24.11.95	
95/60826/F				

MINISTRY DECISION

SPECIAL ORDERS CLU (e) 46 - UNIT 10 - PUMPS & PLANT EQUIPMENT - 12.5

1933

(4) HOLME GRANGE FARM / CRAFT CENTRE

ADDRESS PARISH WOK / WITHOUT

PLOT No. ORD. SHEET No. SU 8266 9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Dec
FP95/3790/F	CRAFT CENTRE	ART GALLERY TO OFFICE / ESCAPE STAIRWELL	29.8.95	REF APP
96/63229/F	MR & MRS. GRACE (REMD)	3 CONSERVATORIES A1	19.3.96	
96/63350/F	MASLIN/SEYMOUR (REMD) C.C.	AGR. MUSEUM TO CRAFT CENTRE	23.7.96	
96/63351/F	CC			
96/63376/F	MASLIN/SEYMOUR. CC	ART GALLERY TO OFFICES/CARPARK	24.7.96	
96/63377/F	" " CC	GRANARY BUILDING AS CRAFT	23.7.96	
	CC	CENTRE / ENCL. OF STAIRS & OFFICE BLOCK TO PROVIDE FIRE ESCAPE & CHAIRLIFT		
96/63378/TEMP	MASLIN/SEYMOUR	TEMP PERM. PORTACABIN AS OFFICE (RETROSPECTIVE)	WITHDRAWN 20TH AUG. 1996	
64318		— " —	24/10/96	Ref

MINISTRY DECISION

SPECIAL ORDERS

1933
(5)

HOLME GRANGE CRAFT CENTRE

ADDRESS HEATHLANDS ROAD PARISH WOK/WITHOUT

PLOT No. ORD. SHEET No. SU-8266

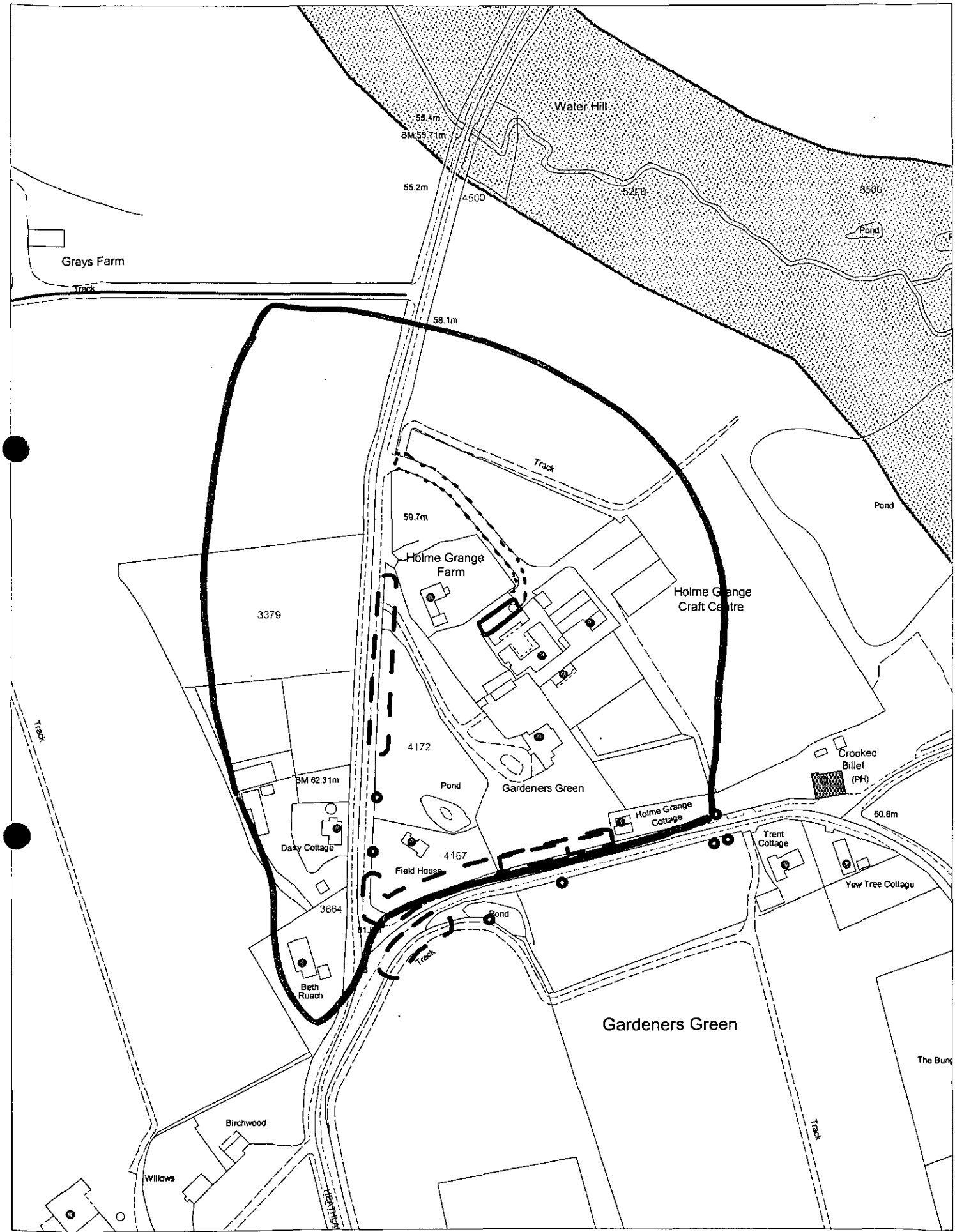
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	De
96/64709/F	MASLIN/SEYMOUR	5/ST. HT. TO TEA ROOMS	16.1.94	
97/66862/A	Mr. Maslin + Mr. Seymour	Erect. non. ill. name board	13.2.98	
A/2001/4395	Adam Estates.	Erect non illum. Sign board.	17.9.01	C

MINISTRY DECISION

SPECIAL ORDERS

13.NOV.2001 * 5292

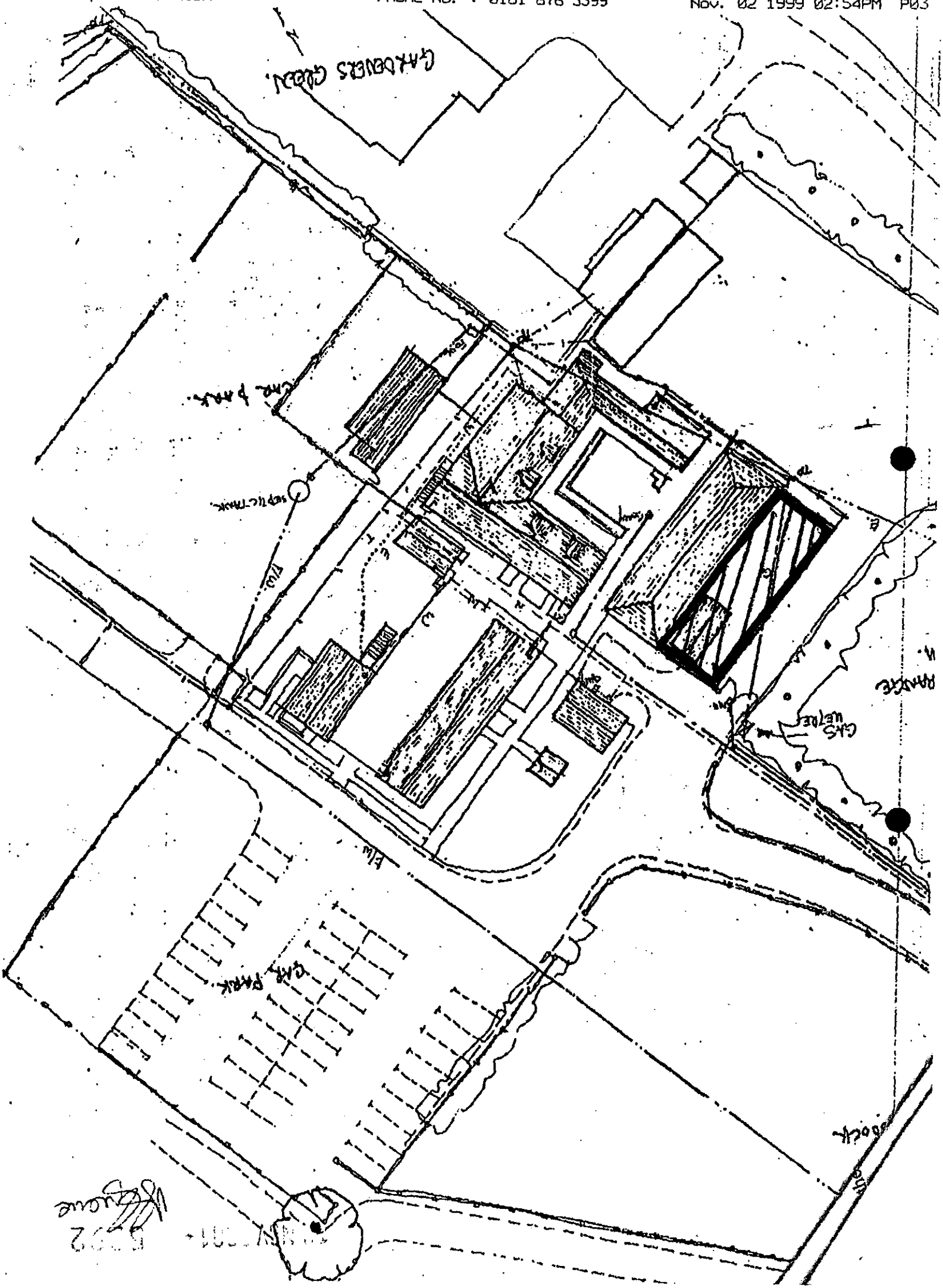


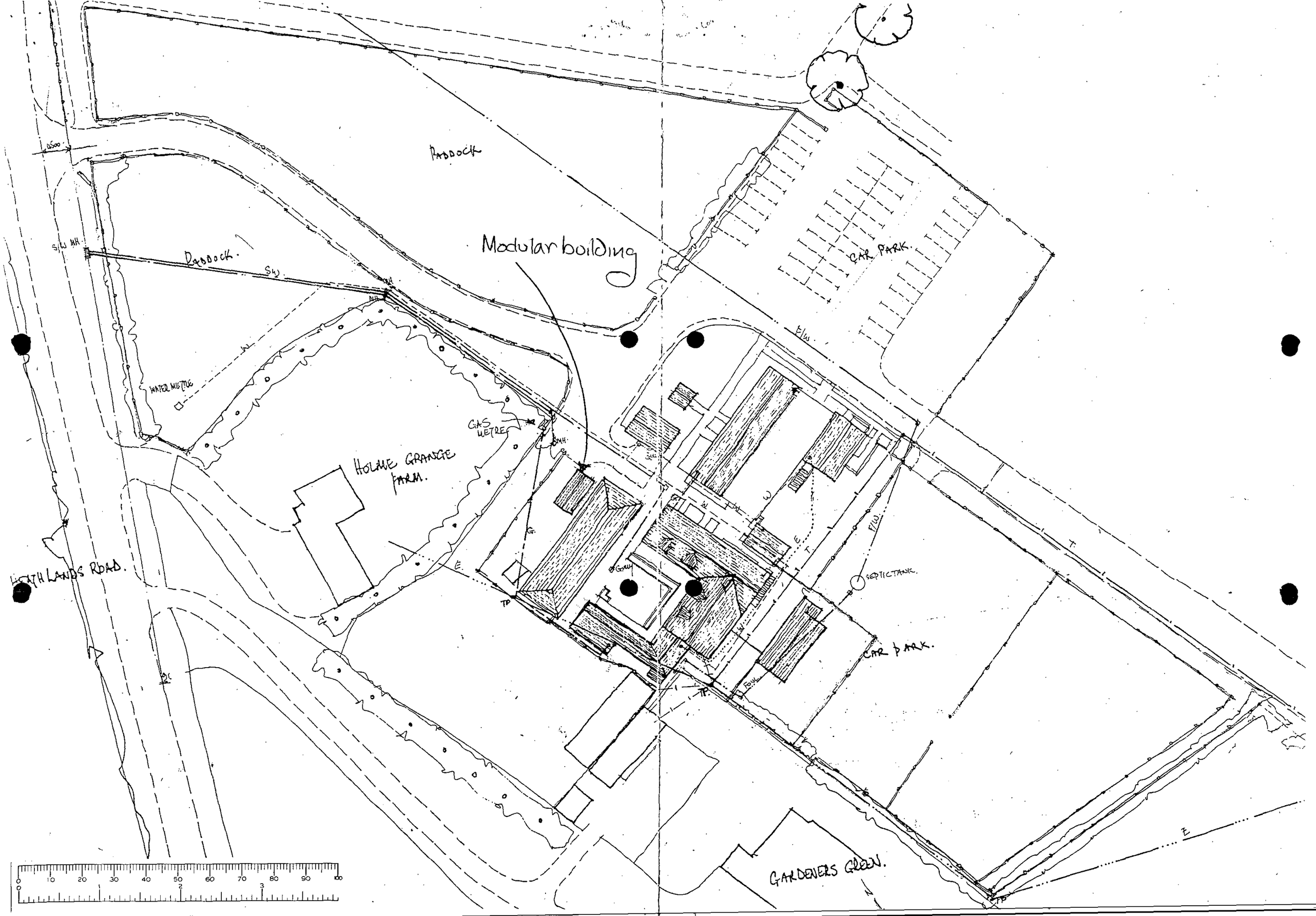
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
22 November 2001

Scale: 1 : 2500

N
W E
S





PADDOCK
Modular building
CAR PARK.
PADDOCK.
S/W MH
S/W
WATER METRE
GAS METRE
HOLME GRANGE FARM.
HEATH LANDS ROAD.
SEPTIC TANK.
CAR PARK.
GARDENERS GREEN.