APPLICATION NO:
AG/2000/2041

LOCATION:
Hatch Farm Mill Lane, Sindlesham Wokingham.

APPLICANT:
Hatch Farm Dairies Ltd

PROPOSAL:
Application for Agricultural Determination for the proposed erection of a new barn.

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE EXPIRED ON:
25/08/2000

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hatch Farm Dairies Ltd
C/O Simmons & Sons
12 Wote Street
Basingstoke
Hants
RG21 7NN

Application Number: AG/2000/2041

Parish:	**WINNERSH**
Location:	**Hatch Farm, Mill Lane, Sindlesham, Wokingham.**
Proposal:	**Application for Agricultural Determination for the proposed erection of a new barn.**

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.

John Mitchell
Development Control Manager
Date: 24/08/2000

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.

WORK SHEET FOR : Emy Circuit

Application Number : AG/2000/2041

Applicant : Hatch Farm Dairies Ltd.

Location : Hatch Farm, Mill Lane, Sindlesham, Wokingham.
Proposal : Application for Agricultural Determination for the proposed erection of a new barn.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....15 August 2000.....

Date Registered : 28/07/2000

Earliest Date for Decision :

Latest Consultation Date/Site Notice Expiry Date :

This application will have expired on: 25/08/2000. 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: AG/2000/2041

Appraisal :

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

Application Number AG/2000/2041
Conditions/Reasons for Refusal

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

The application is for the erection of anew barn. It has been made under the agricultural prior notification procedure set out in the Town and Country Planning (General Permitted Development) Order 1995. Details of siting, design and external appearance have to be assessed.

The proposed barn would be located towards the southern boundary of the farm site and would benefit from the dense tree plantation, which lies behind the proposed position. In addition the adjoining land is at a higher level than the farm site which would further reduce any visual intrusion.

The property known as The Bungalow, which lies to the east of the farm, is in fairly close proximity to the proposed barn location. However, the barn would be used for storage purposes and not for the keeping of livestock and would not cause any harm to the amenities of this property.

The proposal is considered to be acceptable.

No conditions.

A Crowe
24/8/00

RECORD OF SITE VISIT

SITE ADDRESS: Hatch Farm Mill Lane Sindlesham Wokingham.

APPLICATION NUMBER: AG/2000/2041

OFFICER: Emy Circuit

DATE OF SITE VISIT:..15 August 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Rural setting – numerous farm buildings on site.

3. DESCRIPTION OF SITE/BUILDING

bank + undergrowth / trees on boundary to South screened by farm buildings to N + trees on both boundaries of field to South

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

15/8 part of bank + scrub but no major trees to be removed.

FROM: Emy Circuit

DATE: 31 July 2000

- 2 AUG 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: AG/2000/2041

Proposal: Application for Agricultural Determination for the proposed erection of a new barn..

Site Address: Hatch Farm, Mill Lane, Sindlesham, Wokingham.

Applicant: Hatch Farm Dairies Ltd.

Your observations are required in respect of this application **by** . 18/8/00

No comments

SIGNED: _____ DATE: 25.08.00

Clerk To Winnersh Parish/Town Council.

COPY

Tel. **(0118) 974 6479**

Date: 31 July 2000

Your Ref:

My Ref: **Emy Circuit - AG/2000/2041**

Hatch Farm Dairies Ltd
C/O Simmons & Sons
12 Wote Street
Basingstoke
Hants
RG21 7NN

WOKINGHAM DISTRICT COUNCIL
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 Sir/Madam

Application Number: AG/2000/2041

Site Address: Hatch Farm, Mill Lane, Sindlesham, Wokingham.

Proposal: Application for Agricultural Determination for the proposed erection of a new barn..

Thank you for the above application, which has now been accepted along with the sum of £35 in fees.

If by the **25/08/2000** we have not notified you of our decision and you have not agreed with us in writing to extend the determination period you are entitled to commence with work applied for.

If you have any queries concerning your application contact your case officer, **Emy Circuit,** on **(0118) 974 6479** quoting reference number **AG/2000/2041.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

28 DAYS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 JUL 2000	
Officer: EXC	Application No. AG|2000|2041

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(AG) APPLICATION FOR AGRICULTURAL DETERMINATION FOR THE PROPOSED ERECTION OF NEW BARN

Location: HATCH FARM MILL LANE

Parish: WINNERSH Ward: .....

Applicant: HATCH FARM DAIRIES LTD

Fee Received 35-00 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 : .....

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 (BABTIE) .....
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:

.....
.....
.....

NEIGHBOURS:

.....
.....
.....
.....
.....
.....
.....
.....
.....

J N Coles FRICS, FAAV
S J Brett FRICS, FAAV
G D White ARICS, FAAV
T B Dunn ARICS
K J Clarke ARICS, FAAV ACIArb.

Associates
R J Fuller FRICS, FAAV
T J Giblin BSc, FRICS
R S Moser FNAEA
Caroline Cope
S A Jones BA ARICS ASVA

Consultants
L J F Mackay FRICS
R White FSVA

SIMMONS & SONS
CHARTERED SURVEYORS • INDEPENDENT SINCE 1802

12 Wote Street, Basingstoke, Hampshire RG21 7NN
Residential Sales & Lettings- Tel: (01256) 840077
Agricultural Department- Tel: (01256) 327711
Fax: (01256) 320604
e-mail: basingstoke@simmonsandsons.com

28 JUL 2000

EXC

Ms. L. Baker
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: GDW/BD/993/119
Date: 26 July 2000

Dear Ms Baker

Re: Proposed New Barn at Hatch Farm, Sindlesham

Thank you for your letter of the 19th July, and I note that the proposed barn does not require planning permission.

However, you have sent us an appropriate form regarding the design and appearance of the building, and having completed this form I return it herewith along with a site plan, some building drawings and a cheque in the sum of £35, made payable to Wokingham District Council.

Yours sincerely

Geoffrey D. White

Enc.

Copy to:
A.E. Perelman Esq.
R. Smith Esq.

THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, SCHEDULE 2, PARTS 6 & 7

Office use only
Ref:
Date rec:
Date ackn:
28 day deadline:

Determination form

Please detach and read the Notes for Guidance before completing this form.

Do not start work until:
- the authority have notified you in writing that prior approval is not required; or
- you have received approval from the authority; or
- at least 28 days have elapsed from the date your form was received by the authority, and they have not notified you that prior approval is or is not required.

1. The site

i. Name and address of person(s) submitting this form.

SIMMONS + SONS,
12, WOTE St,
BASINGSTOKE, HANTS. RG21 7NN.

Telephone

01256 - 327711

ii. Name and address of farm and occupier (if different from i. above)

HATCH FARM DAIRIES Ltd
HATCH FARM,
MILL LANE, SINDLESHAM, WOKINGHAM, BERKS

Telephone

0118 978 7490

iii. What is the area of the agricultural unit? Agricultural unit means agricultural land which is occupied as a unit for the purposes of agriculture

92.2 hectares

iv. What is the area of the parcel of land where the development is to be located? (see note 3)

- [x] 1 hectare or more
- [ ] less than 1 hectare but at least 0.4 hectare
- [ ] less than 0.4 hectare

v. What is the Ordnance Survey grid reference of the proposed development? SU 772698

vi. Does the proposed development affect an ancient monument, archaeological site, listed building; or is it within a site of special scientific interest or a local nature reserve? N Y or N

If Yes, please provide details

2. The proposed building (please enclose a site plan and indicate whether a new building, extension or alteration is involved)

i. Type of building: NEW MONO PITCH AGRIC. BUILDING

ii. Dimensions

length: 14.640 metres

breadth: 9.144 metres

height to eaves: 2.860 metres

height to ridge: — metres

iii. Walls

materials: P.V.C COATED STEEL SHEETING

external colour: GREEN

iv. Roof

materials: P.V.C. COATED STEEL SHEETING.

external colour: GREEN

v. Has an agricultural building been constructed on this unit within the last two years? N Y or N

If Yes,

what is its overall ground area? [ ] square metres

what is its distance from the proposed new building? [ ] metres

3. The proposed road (please enclose a site plan and indicate if a new road or alteration is involved)

i. Dimensions

length [N/A.] metres

width [ ] metres

ii. Surface materials

materials [ ]

colour [ ]

4. The proposed excavation/deposit of waste material from the farm (please enclose a site plan)

i. What is the area of the proposed works? [N/A.] hectares

ii. Please provide details of the works

[ ]

iii. Have previous excavations or waste deposits been carried out? (see note 7) [ ] Y or N

If Yes, please give the area of the previous works [ ] hectares

5. THE PROPOSED FISH TANK (CAGE) (PLEASE ENCLOSE A SITE PLAN)

i) PLEASE PROVIDE DETAILS, INCLUDING DIMENSIONS, MATERIALS AND APPEARANCE.

N/A.

6. **FEE**

PLEASE ENSURE THAT YOU HAVE INCLUDED YOUR FEE OF £35.00 IF DEVELOPMENT FALLS WITHIN SECTIONS 2 OR 3 OF THIS FORM.

7. **SIGNATURE**

SIGNED Simmons & Sons

NAME (block capitals) SIMMONS & SONS

DATE 24/7/00

1920

THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, SCHEDULE 2, PARTS 6 & 7

Determination form

Notes for Guidance

1. Anyone proposing to carry out certain agricultural and forestry developments permitted under Parts 6 and 7 of the Town and Country Planning General Development Order (the GDO) must apply to the local planning authority in advance for a 'determination' as to whether the authority's prior approval of certain details of the development is required. This form is provided for that purpose. It is not suitable if a specific planning application is required - a separate planning application form is available from the local planning authority.

2. Part 6 of Schedule 2 to the GDO grants permitted development rights for a range of agricultural buildings and operations. Rights for erecting, extending or altering a building, and for excavations and engineering operations, are available to larger agricultural units, of at least 5 hectares. More limited rights, including extensions and alterations adding not more than 10% to the content of the original building, are available to smaller units of at least 0.4 hectares.

3. Rights for larger units are not available on separate parcels of land of less than 1 hectare, while rights for smaller units are not available on separate parcels of less than 0.4 hectare. Parcels may be separated from the rest of the unit by, for example, land in different ownership or a public road. The rights are subject to various other conditions.

4. Anyone proposing to carry out certain permitted development must inform the local planning authority in advance, so that it can if necessary control certain details. (The details concerned are the siting of the development, as well as design and external appearance in the case of buildings, means of construction in the case of private ways, and appearance in the case of fish tanks (cages)). This condition applies on larger agricultural units to:

the erection, extension or alteration of a building (but see note 6 below);

the formation or alteration of a private way;

the carrying out of certain excavations and waste deposits (see note 7 below);

the placing or assembly of a tank or cage for use in fish farming in any waters;

and on smaller agricultural units in National Parks and some adjoining areas ('Article 1(6) land') to:

the extension or alteration of a building; and

the provision, rearrangement or replacement of a private way.

5. Part 7 of Schedule 2 to the GDO grants permitted development rights for various forestry buildings and operations. A similar condition applies to:

the erection, extension or alteration of a building (but see paragraph 6 below); and

the formation or alteration of a private way.

....continued overleaf

6. On Article 1(6) land intending developers must inform the local planning authority of all proposed extensions and alterations to agricultural and forestry buildings under permitted development rights. Outside Article 1(6) land the requirement applies only to 'significant' extensions and alterations (ie where the cubic content of the original building would be exceeded by more than 10% or the height of the original building would be increased). Significant extensions and alterations may only be carried out once under permitted development rights.

7. The determination arrangements apply to proposed excavations and deposits of waste material which exceed 0.5 hectares in area, either individually or together with the aggregate of (a) the areas of all other unfilled excavations within the agricultural unit, and (b) all other parts of the unit on or under which waste has been deposited and has not been removed.

8. What constitutes an 'alteration' or 'rearrangement' for a farm or forestry road will be a matter of fact and degree depending on the circumstances of the case. If you intend to carry out works to an existing road, you should contact the local planning authority in advance to discuss the proposal.

9. The form needs to be accompanied by the appropriate fee of £33 (unless the proposed development is the carrying out of excavations, the deposit of waste or the placing or assembly of a tank or cage for use in fish farming, in which case no fee is payable).

What you need to do

Please provide details of the development on the attached form. Complete sections 1 and 7 and whichever of sections 2, 3, 4, 5 and 6 are appropriate. The form must be accompanied by a site plan (not less than 1:1250) showing the location of the proposed building, road or excavation/waste deposit or fish tank (cage).

It will help if you discuss your proposal beforehand by contacting an officer of the authority. Advice is always available from the Planning Department Reception desk during office hours, or an appointment can be arranged if you wish to telephone (0734) 786833 and ask for Development Control.

The completed form (along with your fee of £~~33~~ 35 for development referred to in sections 2 and 3 of the form) should be returned to:

Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

What happens next

The authority has 28 days from receipt of this form to respond. You should receive an acknowledgement informing you of the date of receipt. If they later indicate that they are content (or do not respond within the 28 day period) then the development can proceed exactly as notified.

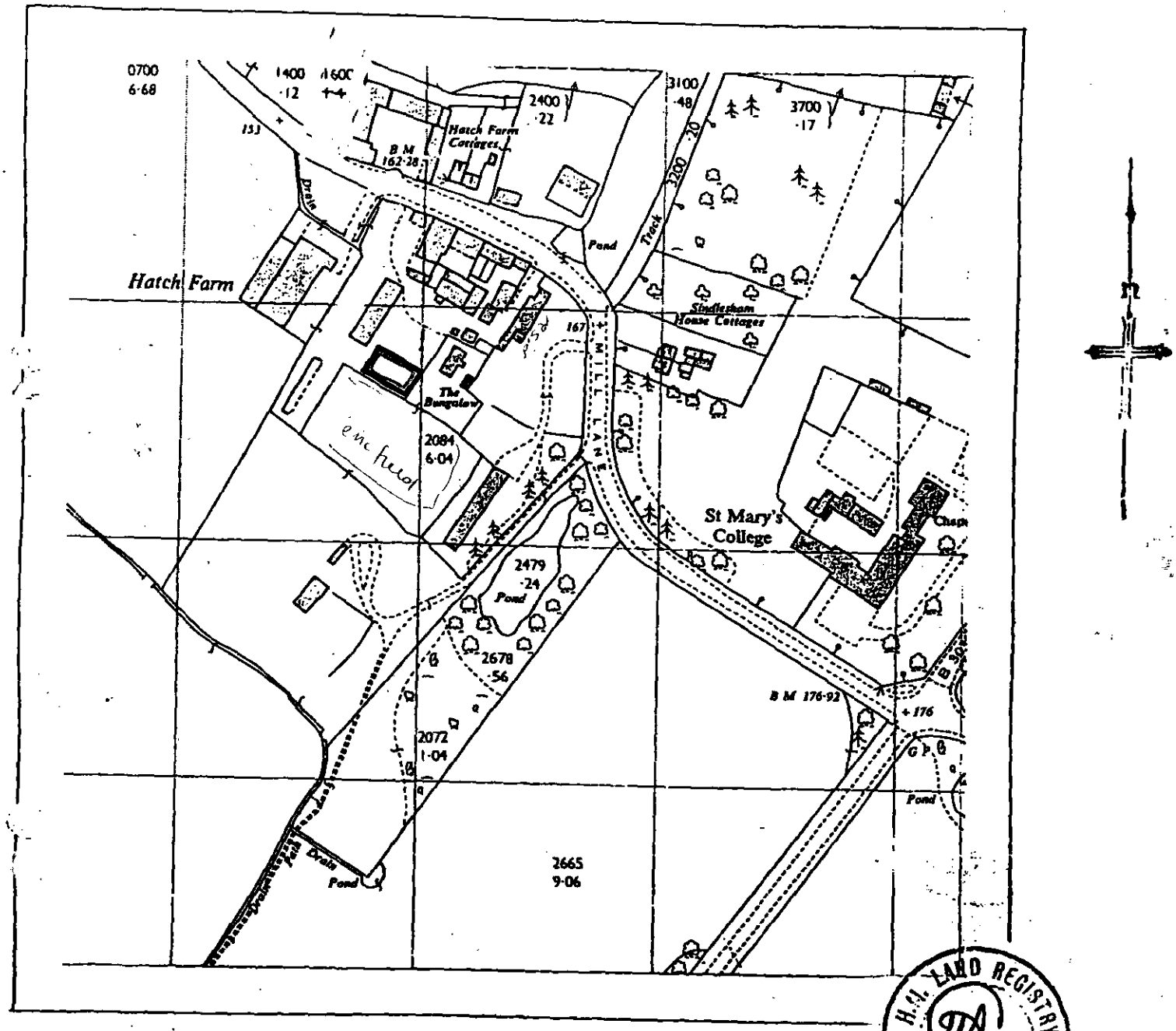
If informal discussions take place with the authority and the original proposal is modified by agreement, there is no requirement to re-submit to the authority. The authority should give written approval to the modification to make it clear that the modified proposals can proceed.

If the authority indicate, within the 28 day period, that they require the formal submission of details for approval, work cannot begin until details have been

approved by the authority. Their decision should normally be issued within 8 weeks of receiving the details.

If approval is refused, or is granted subject to conditions with which you disagree, you have the right to appeal - within six months - to the Secretary of State for the Environment.

PROPOSED BARN AT HATCH FARM, SINDLESHAM



H.M. LAND REGISTRY
PLANS BRANCH
4/67

APPROVED

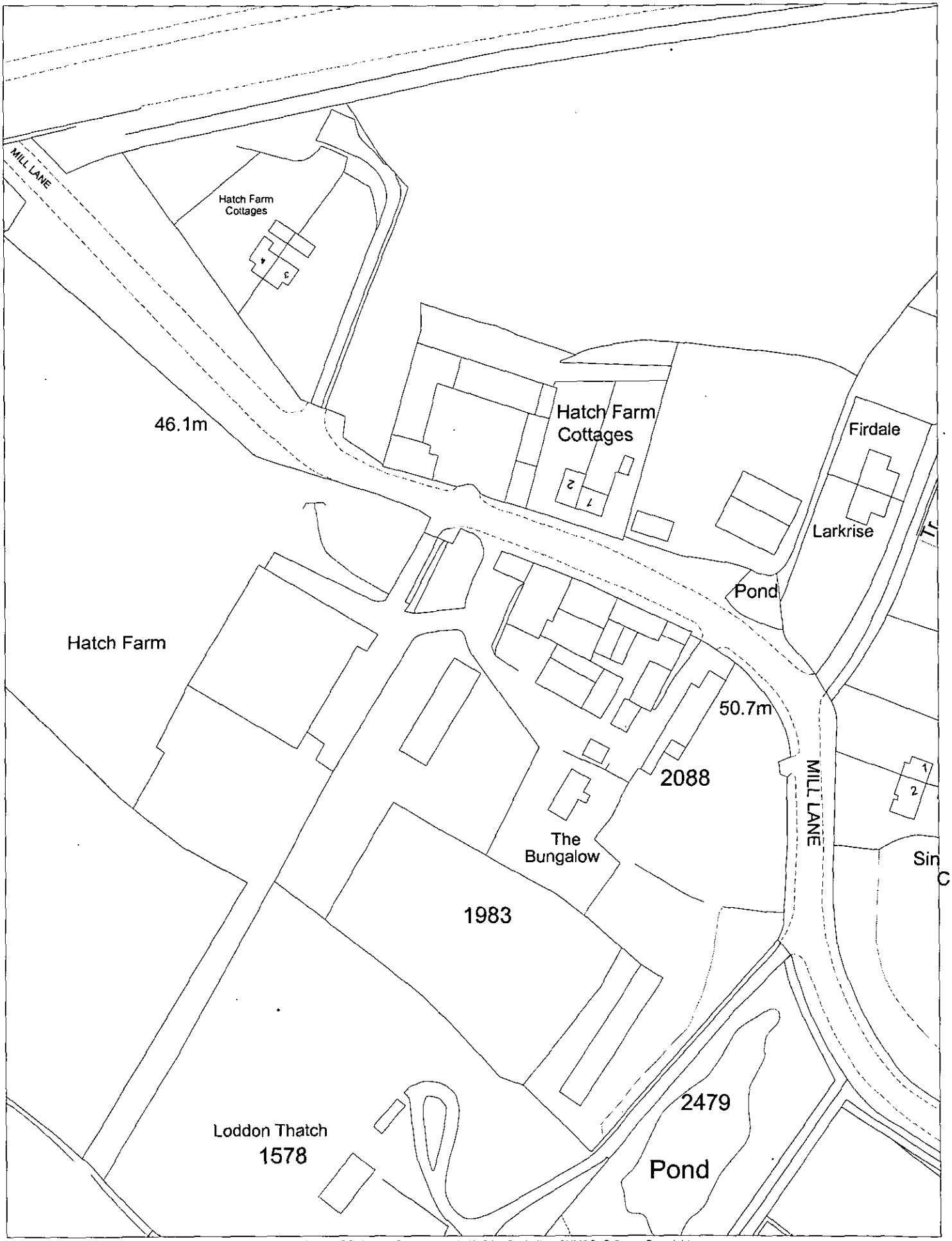
Scrubyt part of barn.
tree removed

eet SU 7769

ght

3m 6/66 S(P&D)L
7098. 4m 12/66 S(P&D)L

MB 24



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Development Control Section, Environmental Services, Wokingham District Council.

15 August 2000

Scale: 1 : 1250

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