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APPLICATION NO:
F/2000/2824

LOCATION:
Land Rear Of Cattle Breeding Centre Church Lane, Shinfield Reading.

APPLICANT:
University Of Reading C/O Haslams

PROPOSAL:
Proposed change of use of agricultural land to public open space.

EARLIEST DATE FOR DECISION: **16/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
11/01/2001

CASE OFFICER: **Angela Odell**

FED
DEVELOP

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

University Of Reading
C/O Haslams
156 Friar Street
Reading
Berkshire
RG1 1HH

Application Number: F/2000/2824

Parish: **SHINFIELD**

Location: **Land Rear of Cattle Breeding Centre, Church Lane, Shinfield, Reading.**

Proposal: **Proposed change of use of agricultural land to public open space.**

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. The public open space hereby permitted shall be laid out in accordance with details which shall have been submitted to and approved by the Local Planning Authority prior to the commencement of development.

Condition
3. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall therefore be carried out as approved before the site is brought into the approved use.

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

Reason
2. In the interests of amenity.

Reason
3. To ensure any contamination of the site is remedied.

Informative
1. You are advised, in compliance with The Town and 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, C6 and R5.

Loddon Area Local Plan Policies LTV2, LC1 and LR2.

Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2 and WR7.

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

Notice checked by: _____

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

Off-site POS obligations for University residential permissions

Application No.	Site	No. of dwellings	Amount in ha.
O/2000/1891	Church Farm/ Cattle breeding centre	140	0.56
O/2000/2292	Lane End Farm	142	0.56
99/70802/O	Hollow Lane	105	not specified*

*No specific amount of POS (Public Open Space) was proposed or required, for Hollow Lane, but the indicative layout for 77 dwellings showed 0.36 ha. of POS + 0.2 ha. children's play area (0.56 ha. altogether). However, a condition requires a minimum of 105 dwellings to be constructed. The total requirement for POS for 105 dwellings to the District's standard would be 1.22 ha. *If* only 0.56 ha. are provided on-site there would be a deficit of 0.66 ha. On this assumption the total requirement for all 3 sites would be 1.78 ha. Therefore the 1.95 ha. proposed is only 0.17 ha. more than this requirement.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 7 FEBRUARY 2001 FROM 7.00 PM TO 10.25 PM

Present: Mr KA Malvern (Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr RH Cundy Mr RFN Eke, Mrs MA Long and Mrs M Robertson.

Also present under Standing Order 39:-Mrs ANMC Drake, Mrs T Marinos and Mr RJW Wyatt

PART I

219. MINUTES

The Minutes of the meeting of the Committee held on 17 January 2001 were confirmed as a correct record and signed by the Chairman.

220. APOLOGIES

Apologies for absence were submitted from Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw and Mrs JA Lissaman.

221. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied to enable those applications where members of the public had indicated a wish to speak to be considered first.

RESOLVED: That the order of business detailed on the agenda be varied.

239. APPLICATION NO: 2000/2824, PROPOSED CHANGE OF USE OF AGRICULTURAL LAND TO PUBLIC OPEN SPACE, LAND REAR OF CATTLE BREEDING CENTRE CHURCH LANE SHINFIELD, FOR UNIVERSITY OF READING

The Committee considered a report on this application set out on Agenda pages 2318 to 2320.

In explaining the report, the Head of Planning & Transportation distributed to the Members of the Committee a proposed additional condition.

Mr. Bulcock, a representative of Shinfield Parish Council attended the meeting gave that authority's views on the proposal.

Mr. Short, (Applicant's Agent) attended the meeting and spoke in support of the proposal.

RESOLVED: 1)That Application No: 2000/2824 be approved subject to the conditions outlined on page 2318a of the Agenda, with the addition of the following condition;

a) that before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before the site is brought into approved use.

Application No. F/2000/2824 **Received 16.11.00** **Shinfield**

Applicant: **University of Reading**
Location : **Land rear of Cattle Breeding Centre, Church Lane, Shinfield**
Proposal : **Proposed change of use of agricultural land to public open space**

1. **Planning History** – This 1.95 ha. field is on the ridge between Church Farm and Ryeish Green, and slopes down slightly to the north. A public footpath runs alongside the south side boundary and there are some trees along the north boundary of the site. There are extant alternative outline permissions for redevelopment of the adjacent land to the east (Cattle Breeding Station/Church Farm) for B1 (Applications 98/67376/O & 98/67377/O – allowed on appeal) or for residential development (Application O/2000/1891). The Section 106 agreement with the applicants for the latter includes provision for a right of way with or without vehicles from the off-site Open Space to either the public highway or a road constructed within the land intended to be adopted as public highway. The agreement also includes provision of car parking for up to 20 cars.

2. **Proposal** – Is to change the use of the land from agricultural use to public open space. The agent has explained that the proposal will provide public open space required to be provided under the legal agreements for Lane End Farm, Church Farm & Cattle Breeding Centre and Hollow Lane.

3. **Consultations** -
   - ***Shinfield Parish Council:*** "We express concern on such a proposed change of use from agricultural land and the implicaitons for increasing the number of houses to be built on the adjoining sites."
   - ***Leisure & Cultural Services Officer:*** Support the application as recently approved applications for residential development nearby have contained insufficient on-site Public Open Space. Proposal would provide a sizeable site that could be used for recreational purposes. The section 106 agreements linked to the above residential developments will allow for this land to be 'laid out' in the correct manner, provide adequate access to the site, and include for its transfer to the District Council along with a commuted sum for maintenance to cover future maintenance costs.
   - ***The Ramblers Association:*** Support the application.
   - ***Environmental Health Officer:*** No objection subject to conditions requiring a contaminated land assessment and any necessary remedial measures.
   - ***Highway Officer:*** No objection.

4. **Appraisal** – Main issues are:

   A. Principle of Proposal. (Berkshire Structure Plan Policies C2, C6 and R5; Loddon Area Local Plan Policies LTV2, LC1 and LR2; Wokingham District Local Plan Policies WCC1, WCC2 and WR7).

   B. Effect on nearby residential properties.

   C. Highway Issues.

D. Concerns of the Parish Council.

A. Principle of Proposal
The site is outside a settlement boundary and in a gap between settlements. Public Open Space use of the site is considered acceptable in principle under the countryside/gap policies. It is expected that the site would be laid out as pitches and this would essentially retain the greenfield open character and appearance of the site. The proposal is therefore considered acceptable in principle, and would enable public open space to be provided that is required in connection with permissions for residential development nearby.

B. Effect on Nearby Residential Properties
The nearest existing residential dwellings in Church Lane are about 66m away, with their gardens being about 55m away. The effect on these properties is considered likely to be acceptable.

C. Highways
The proposal is considered acceptable because provision has been made for access and parking under the legal agreement for development of the adjoining land, providing the residential option for redevelopment is implemented.

D. Concerns of the Parish Council
These have been noted and addressed above.

5. **Conclusion** – As the proposal is for open space use of the site it is considered that its effect on the character and appearance of the countryside/gap would be acceptable, and would enable provision of Public Open Space in connection with permissions for residential development nearby. The effect on existing nearby residential properties is also considered acceptable.

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. The public open space hereby permitted shall be laid out in accordance with details which shall have been submitted to and approved by the Local Planning Authority prior to the commencement of development.

Reasons:-

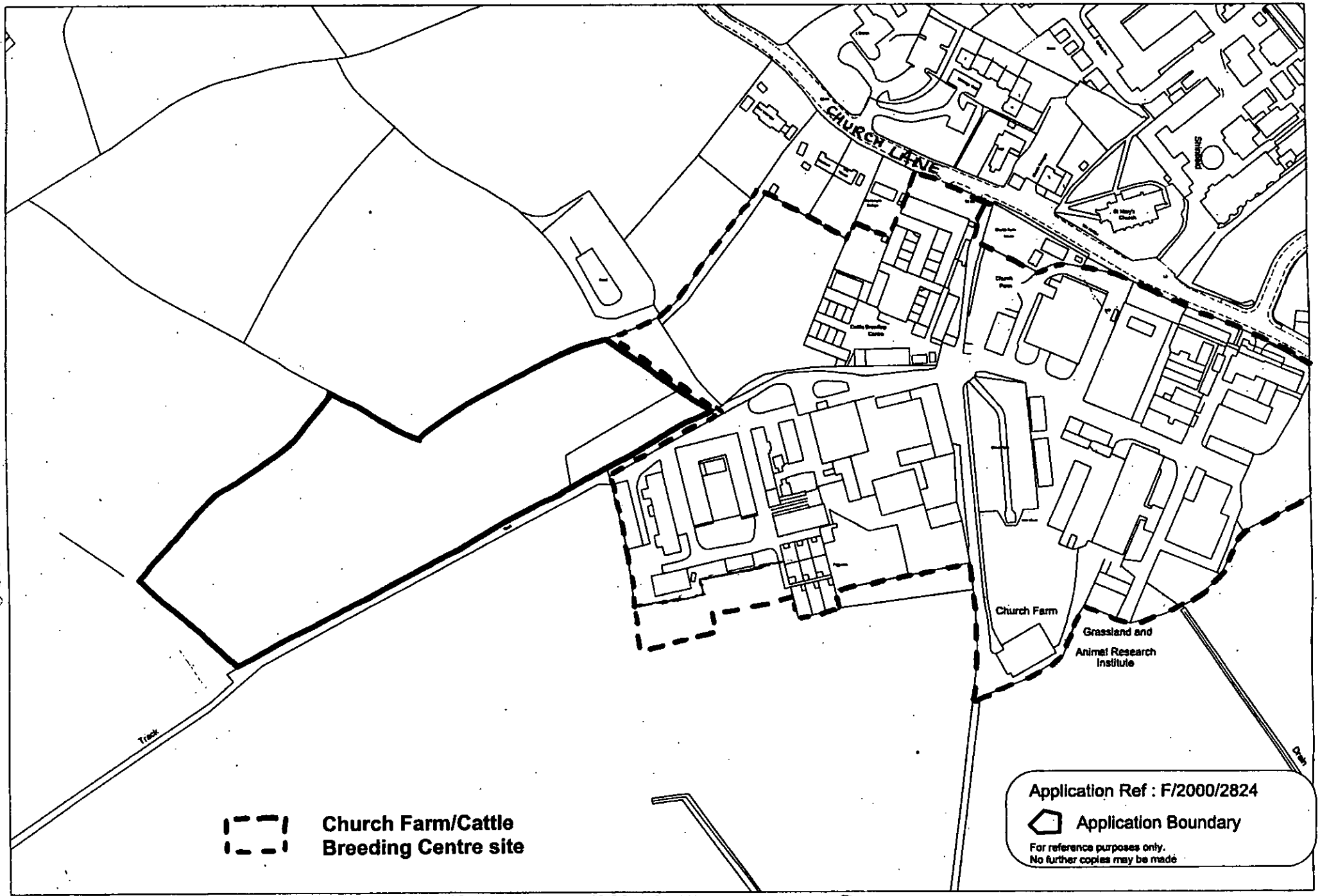
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. In the interests of amenity.

Informative
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, C6 and R5.
Loddon Area Local Plan policies LTV2, LC1 and LR2.
Deposit Draft Wokingham District Local Plan policies WCC1, WCC2 and WR7.

Angela Odell



2320

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Development Control Section, Environmental Services, Wokingham District Council.

7 February 2001

Scale: 1 : 2500

WORK SHEET FOR : Angela Odell

Application Number : F/2000/2824

Applicant : University Of Reading C/O Haslams.

Location : Land Rear Of Cattle Breeding Centre, Church Lane, Shinfield, Reading.

Proposal : Proposed change of use of agricultural land to public open space.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13.12.00

+ SN put up 1D/1 at footpath jn with Ryeish Green

Date of Neighbour Notifications : .....

Date of Site Visit : 13.12.00

Date Registered : 16/11/2000

Earliest Date for Decision : 16/12/2000

Latest Consultation Date/Site Notice Expiry Date : 16/12/2000

This application will have expired on: 11/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2000/2824

Appraisal :

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

CA at Committee 7/2/01.

Application Number F/2000/2824
Conditions/Reasons for Refusal

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

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

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Reasons:-

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

2. In the interests of amenity.

To ensure any contamination of the site is remedied.

Informative
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Loddon Area Local Plan policies LTV2, LC1 and LR2.
Deposit Draft Wokingham District Local Plan policies WCC1, WCC2 and WR7.

BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of Cattle Breeding Centre Church Lane Shinfield Reading.

APPLICATION NUMBER: F/2000/2824

OFFICER: Angela Odell

DATE OF SITE VISIT: 13.12.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 13.12.00 on Church Lane.

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING Uncultivated field on ridge some trees on N. boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES Field to S. land slopes down to N.

5. SITE CONSTRAINTS

TREES see above

ACCESS/PARKING

LEVELS see above

BOUNDARY TREATMENT

OTHERS

Application No. F/2000/2824 **Received 16.11.00** **Shinfield**

Applicant: **University of Reading**
Location : **Land rear of Cattle Breeding Centre, Church Lane, Shinfield**
Proposal : **Proposed change of use of agricultural land to public open space**

1. **Planning History** – This 1.95 ha. field is on the ridge between Church Farm and Ryeish Green, and slopes down slightly to the north. A public footpath runs alongside the south side boundary and there are some trees along the north boundary of the site. There are extant alternative outline permissions for redevelopment of the adjacent land to the east (Cattle Breeding Station/Church Farm) for B1 (Applications 98/67376/O & 98/67377/O – allowed on appeal) or for residential development (Application O/2000/1891). The Section 106 agreement with the applicants for the latter includes provision for a right of way with or without vehicles from the off-site Open Space to either the public highway or a road constructed within the land intended to be adopted as public highway. The agreement also includes provision of car parking for up to 20 cars.

2. **Proposal** – Is to change the use of the land from agricultural use to public open space. The agent has explained that the proposal will provide public open space required to be provided under the legal agreements for Lane End Farm, Church Farm & Cattle Breeding Centre and Hollow Lane.

3. **Consultations** -
   - ***Shinfield Parish Council:*** "We express concern on such a proposed change of use from agricultural land and the implicaitons for increasing the number of houses to be built on the adjoining sites."
   - ***Leisure & Cultural Services Officer:*** Support the application as recently approved applications for residential development nearby have contained insufficient on-site Public Open Space. Proposal would provide a sizeable site that could be used for recreational purposes. The section 106 agreements linked to the above residential developments will allow for this land to be 'laid out' in the correct manner, provide adequate access to the site, and include for its transfer to the District Council along with a commuted sum for maintenance to cover future maintenance costs.
   - ***The Ramblers Association:*** Support the application.
   - ***Environmental Health Officer:*** No objection subject to conditions requiring a contaminated land assessment and any necessary remedial measures.
   - ***Highway Officer:*** No objection.

4. **Appraisal** – Main issues are:

   A. Principle of Proposal. (Berkshire Structure Plan Policies C2, C6 and R5; Loddon Area Local Plan Policies LTV2, LC1 and LR2; Wokingham District Local Plan Policies WCC1, WCC2 and WR7).

   B. Effect on nearby residential properties.

   C. Highway Issues.

D. Concerns of the Parish Council.

A. Principle of Proposal
The site is outside a settlement boundary and in a gap between settlements. Public Open Space use of the site is considered acceptable in principle under the countryside/gap policies. It is expected that the site would be laid out as pitches and this would essentially retain the greenfield open character and appearance of the site. The proposal is therefore considered acceptable in principle, and would enable public open space to be provided that is required in connection with permissions for residential development nearby.

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C. Highways
The proposal is considered acceptable because provision has been made for access and parking under the legal agreement for development of the adjoining land, providing the residential option for redevelopment is implemented.

D. Concerns of the Parish Council
These have been noted and addressed above.

5. **Conclusion** – As the proposal is for open space use of the site it is considered that its effect on the character and appearance of the countryside/gap would be acceptable, and would enable provision of Public Open Space in connection with permissions for residential development nearby. The effect on existing nearby residential properties is also considered acceptable.

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. The public open space hereby permitted shall be laid out in accordance with details which shall have been submitted to and approved by the Local Planning Authority prior to the commencement of development.

Reasons:-

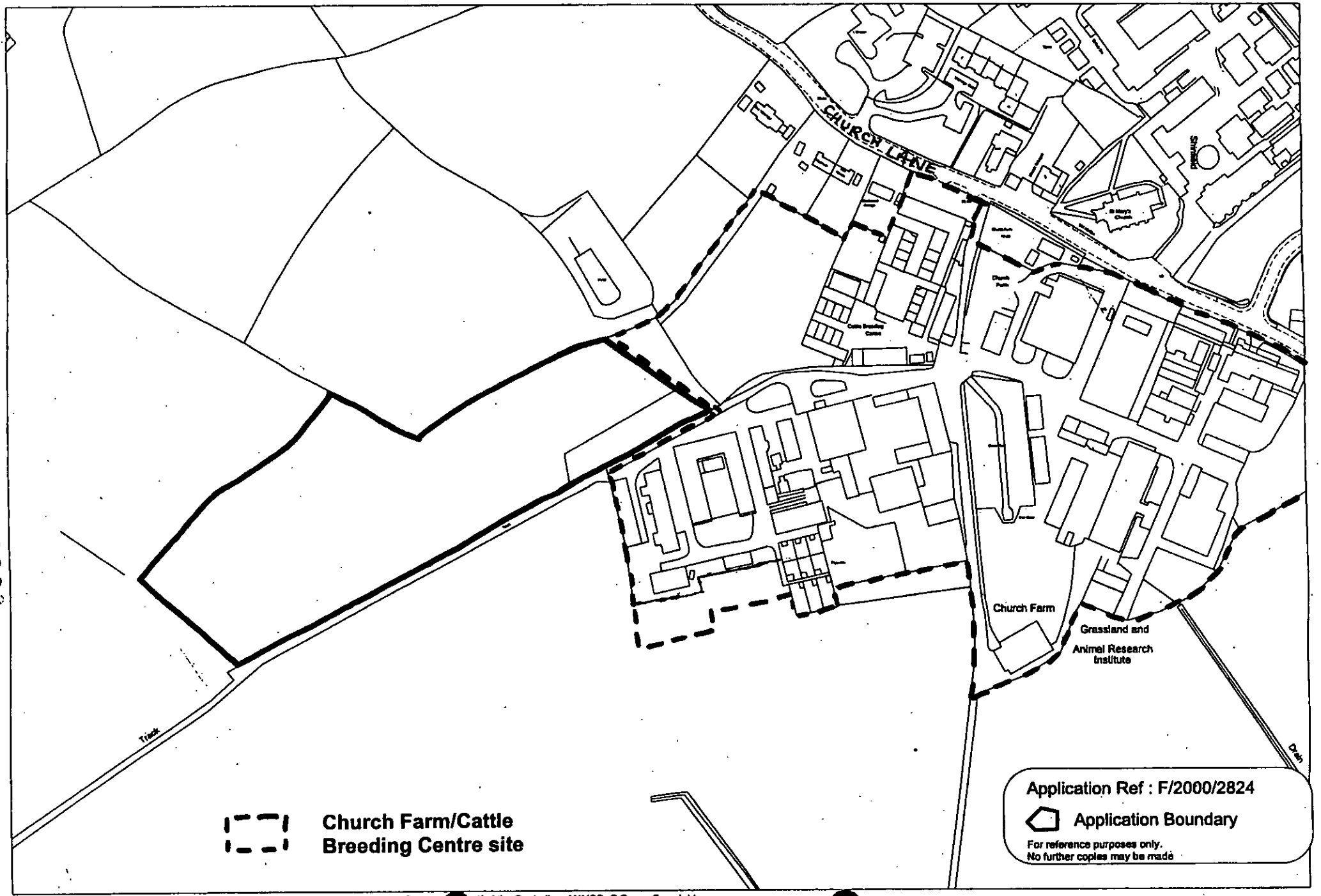
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. In the interests of amenity.

Informative
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, C6 and R5.
Loddon Area Local Plan policies LTV2, LC1 and LR2.
Deposit Draft Wokingham District Local Plan policies WCC1, WCC2 and WR7.

Angela Odell



2320

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Development Control Section, Environmental Services, Wokingham District Council.

7 February 2001

Scale: 1 : 2500

N W E S

Off-site POS obligations for University residential permissions

Application No.	Site	No. of dwellings	Amount in ha.
O/2000/1891	Church Farm/ Cattle breeding centre	140	0.56
O/2000/2292	Lane End Farm	142	0.56
99/70802/O	Hollow Lane	105	not specified*

*No specific amount of POS (Public Open Space) was proposed or required, for Hollow Lane, but the indicative layout for 77 dwellings showed 0.36 ha. of POS + 0.2 ha. children's play area (0.56 ha. altogether). However, a condition requires a minimum of 105 dwellings to be constructed. The total requirement for POS for 105 dwellings to the District's standard would be 1.22 ha. *If* only 0.56 ha. are provided on-site there would be a deficit of 0.66 ha. On this assumption the total requirement for all 3 sites would be 1.78 ha. Therefore the 1.95 ha. proposed is only 0.17 ha. more than this requirement.

PLANNING SER	
POL	39024
DC	
APP	
CS	AMO
	24
COPIES TO:	

Shinfield
Parish Council

Clerk: Mrs. J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire. RG6 4AZ
Tel/Fax: 0118 9547115

20th January 2001

Mrs. A Odell

Ref: F/2000/2824 – proposed public open space on Land at Cattle Breeding Centre, Church Lane, Shinfield.

As discussed, I enclose a copy of our comments

F/2000/2824

Location:	Land rear of Cattle Breeding Centre, Church Lane, Shinfield
Proposal:	Proposed change of use of agricultural to public open space
Case Officer:	Mrs. A Odell
Observations:	We express concern on such a proposed change of use from agricultural land and the implications for increasing the number of houses to be built on the adjoining sites.

Many thanks

Tracy Sampson
Assistant Clerk (0118 9885315)

Shinfield Parish includes the rural communities of Grazeley, Ryeish Green, School Green Shinfield Rise, Spencers Wood and Three Mile Cross

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 22 November 2000

Application Number: F/2000/2824

Proposal: Proposed change of use of agricultural land to public open space.

Parish: SHINFIELD PARISH

Site Address:
Land Rear Of Cattle Breeding Centre, Church Lane, Shinfield, Reading.

Applicant:
University Of Reading C/O Haslams.

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

✓ below as applicable;

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

Signed: _____ **Print name:** Adam Coggins
29/11/00

Education and Cultural Services Memorandum

WOKINGHAM DISTRICT COUNCIL

...ERVICES	HPT 38350
POL	TLS
DC	ENF
APP	
05 JAN 2001	
COPIES TO:	ACK:
	FILE

To: Mrs A Odell **From:** Lisa Jarvis

Re: F/2000/2824 **Date:** 4 January 2000

Change of use of agricultural land to Public Open Space

Thank you for the details on the above application for our comments. These are as follows.

Leisure Services are in support of this application for a change in land use.

The application has come about due to a number of applications for residential developments within Shinfield, the proposals for these residential developments contained insufficient on site open space and so through negotiations with the applicants this land has been offered as part of the open space requirement.

This provides us with a sizeable/usable piece of land that can be used for recreational purposes. The section 106 agreements linked to the above residential developments will allow for this land to be 'laid out' in the correct manner; provide adequate access to the site; and include for its transfer to the District Council along with a commuted sum for maintenance to cover future maintenance costs.

Lisa

Received by Wokingham District Council

Application No: F/2000/2824

Proposal:
Proposed change of use of agricultural land to public open space.

Location:
Land Rear Of Cattle Breeding Centre, Church Lane, Shinfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

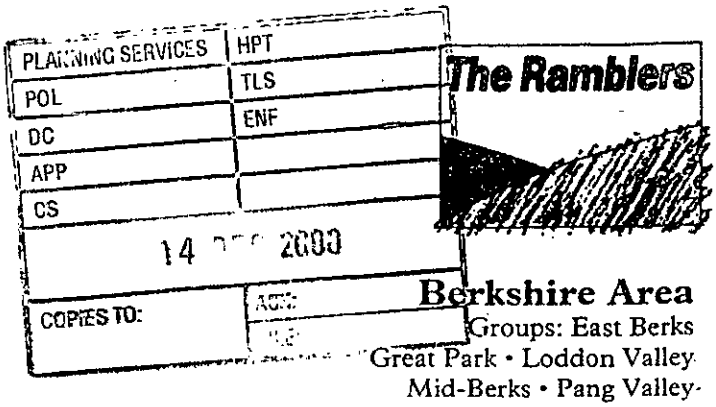
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2000. Written comments submitted will become available for public inspection.

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

22 November 2000

The Ramblers' Association
Working for walkers



Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks

11 December 2000

Your ref: Angela Odell

Mr J Mitchell
Development Control Manager
WOKINGHAM DISTRICT COUNCIL

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

Dear Sir

Application No. 0/2000/2824

Site: Land at rear of Cattle Breeding Centre, Shinfield

In response to your letter of 22 November, we support this application for change of use to public open space.

We have no other particular comments to make.

Yours faithfully
D W BOUNDS
Footpath Secretary
Ramblers' Association - Loddon Group

Registered charity number 1066089

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/2824

Proposal:
Proposed change of use of agricultural land to public open space.

Location:
Land Rear Of Cattle Breeding Centre Church Lane Shinfield Reading

This application is being advertised in the Reading Chronicle newspaper on the 01/12/2000 for the following reason(s);

DEVELOPMENT OF WIDER LOCAL SIGNIFICANCE
THE PROPOSAL AFFECTS A PUBLIC RIGHT OF WAY

The application can be inspected at Wokingham District Council's offices during the following times:

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **22/12/2000**. 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 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.

Date: 01/12/2000

ANGIE

PS / 36980

8/12

REPLY REQUIRED

To:
Policy And Plans Section

From: Angela Odell

Date: 22 November 2000

RR

Application Number: F/2000/2824

Proposal: Proposed change of use of agricultural land to public open space..

Site Address:
Land Rear Of Cattle Breeding Centre, Church Lane, Shinfield, Reading.

Applicant:
University Of Reading C/O Haslams.

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

No policy objection, if carried out on same basis as extension to SH37 Lane End Farm site (north side).

R. Ford 4/12/00.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Angela Odell
Planning

Your Ref: F/2000/2824

Date. February 6, 2001

PROPOSED: CHANGE OF USE OF LAND TO OPEN SPACE

LOCATION: LAND ADJACENT TO CATTLE BREEDING CENTRE CHURCH LANE.

Further to my previous memo regarding this site, I would like to confirm that the condition regarding contaminated land is not necessary due to the lands previous use and proposed use. The reason the comment was recommended originally was in error as another application was received for housing development on the cattle breeding centre.

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2824 relates.

Address of site LAND REAR OF CATTLE BREEDING CENTRE

CHURCH LANE, SHINFIELD, READING

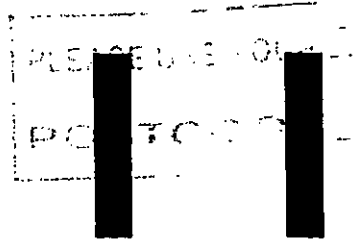
Signed _____

Date 28-11-00

Postage
will be paid
by licensee

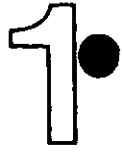
Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man





Business reply service
License no. RG147

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



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 NOV 2000
Officer: AO	Application No. F/2000/2824

Map No. 12 Site 2.00

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED CHANGE OF USE OF AGRICULTURAL LAND TO PUBLIC OPEN SPACE

Location: CHURCH LANE

Parish: SHINFIELD Ward: .....

Applicant: UNIVERSITY OF READING

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

(1)

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	Not dated - Is agric holdings declaration correct?		
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 "Other developments of wider local significance" - Affecting public right of way.

Date Site Notice Sent : 22.11.2000 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) Minerals Consultation Site
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: (Rural Area)

No pre-apps
- C P R E
- The Ramblers Association
- Open Spaces Society

NEIGHBOURS:

2 x S/N - one in Church Lane, one on footpath
+ Toad Hall, Church Lane
Stockmans House, Church Lane
Vaernes
The Haven } Church Lane
The Vicarage

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
16.NOV.2000* 2824

1	APPLICANT'S NAME	UNIVERSITY OF READING
	ADDRESS	WHITEKNIGHTS, PO BOX 217
		READING, BERKSHIRE
	POST CODE	RG6 6AH PHONE 0118 9875123
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	HASLAMS
	ADDRESS	156 FRIAR STREET
		READING, BERKSHIRE
	POST CODE	RG1 1HH PHONE 0118 9601010
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LAND REAR OF THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD, NR READING, BERKSHIRE
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 FROM AGRICULTURAL TO PUBLIC OPEN SPACE
5. Give the area in hectares or part of a hectare	AREA OF SITE	APPROX 1.95 HECTARES (APPROX 4.7 ACRES)
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER AS TRUSTEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1:2500 SITE PLAN

DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	[X]	REDEVELOPMENT	[ ]
	ERECTION OF NEW BUILDING	[ ]	ALTERATION or EXTENSION	[ ]

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only	OUTLINE PERMISSION	[ ]	See question 10
	FULL PERMISSION	[X]	
	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	[ ]

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.	AGRICULTURAL
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ABUTS THE SITE TO THE SOUTH	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.	AS AT PRESENT - NO CHANGE
16. HOW WILL SURFACE WATER BE DISPOSED OF?	AS AT PRESENT
17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A	To existing system — YES/NO — If no, please give details
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access	AS EXISTING
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	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. £190.00

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

SIGNED [signature] ON BEHALF OF UNIVERSITY OF READING DATE 15TH NOVEMBER 2000

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

PLANNING APPLICATION — PART 2

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

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

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	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				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify PUBLIC OPEN SPACE	-	-		1.95 HECTARES
OTHER	Please Specify				
	TOTAL				1.95 HECTARES

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

26. WHAT PROVISION IS BEING MADE FOR PARKING? NONE

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON. Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter. — PUBLIC OPEN SPACE

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

1789/a

SECTION 66 CERTIFICATE

Application No.

16.NOV.2000* 2824

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

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

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

(b) .....

.....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . .

Date . . . . . 15/4/00 . . . . . .

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

Your Ref:

Our Ref: JHS/HF

Date: 14 November 2000

HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Fax: 0118 960 1022

Email: info@haslams-surveyors.co.uk
Web: www.haslams-online.co.uk

Direct Line: 0118 960 1031
Mobile Telephone: 07879 600061
Direct Email: js@haslams-surveyors.co.uk

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

16.NOV.2000 2824

Dear Madam

RE: UNIVERSITY OF READING
LAND REAR OF CHURCH FARM AND THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

We enclose herewith a planning application in respect of a proposed change of use from agricultural to public open space in respect of land at the rear of the Cattle Breeding Centre at Church Lane, Shinfield.

The following documents are enclosed in respect of this application:-

1. Planning application fee of £190.00.
2. Section 66 Certificate.
3. Six copies of the planning application form.
4. 6 copies of the site plan being an OS extract to scale 1:2500 showing the application site.

This application has been submitted at the invitation of your Senior Planner, Angela Odell, and will be relevant to applications being currently considered by your authority, in respect of:-

- Church Farm and the Cattle Breeding Centre, Shinfield.
- Lane End Farm, Shinfield.
- Land east of Horticultural Station, Shinfield.

In addition, this application may be relevant to planning permissions already granted at the following sites:-

- Lane End Farm/Horticultural Station, Shinfield.
- Hollow Lane, Shinfield.

Associates
Christopher D Moore FRICS
Conrad R B Hill ARICS

Consultants
David J Pantling MA MRTPI ARICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

Partners
Steven D R Smith BSc (Est Man) FRICS FCIArb
John H Short BSc (Est Man) FRICS
John Garlick FRICS
Keith Walker DipArb FRICS
Matthew S Ward BSc (Hons) ARICS
Ian L Brindley ARICS

Practice & Marketing Manager
Sandra Brown

Chartered Surveyors & Valuers
Corporate Property Consultants
Business Space Agents
Planning & Development Consultants
Building Surveyors & Project Designers
Managing Agents & Arbitrators

Established 1838

With Haslams Estate Agents & Auctioneers

HASLAMS

It is the University's intention that this application site will be able to satisfy the off site open space requirements in respect of all of the above sites and provide much needed playing field space for public use in this part of Shinfield.

Previous correspondence with Angela Odell and Lisa Jarvis in your Council's Education Department refers.

We trust the foregoing documents are in order. We look forward to hearing from you shortly.

Yours sincerely

J H Short
HASLAMS

Encs

cc Mrs A Odell, Senior Planner



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Development Control Section, Environmental Services, Wokingham District Council.

22 November 2000

Scale: 1 : 2500