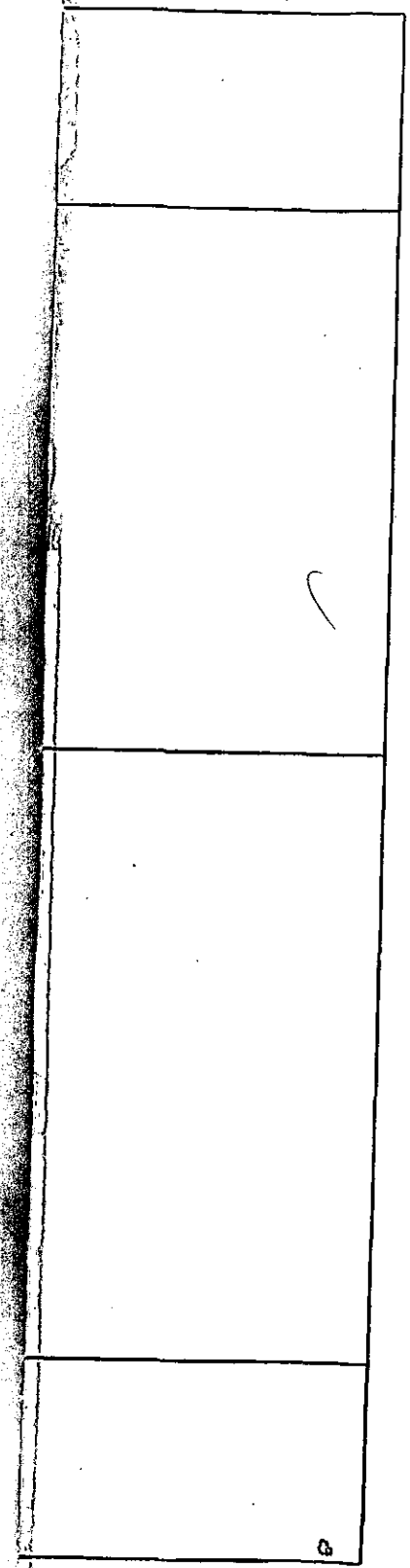


APPLICATION NO:
F/2001/3555

LOCATION:
Coleshill Farm Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Sarah Enterprises

PROPOSAL:
Proposed change of use from Agricultural to Light Industrial (B1)C use for the manufacture of Air mats, silos and inflatables. (Retrospective).

EARLIEST DATE FOR DECISION: **14/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/05/2001

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

DO 1372

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Sarah Enterprises
Coleshill Farm
9a Nine Mile Ride
Finchampstead
Wokingham
Berkshire RG40 4QB

Application Number: F/2001/3555

Parish:	**FINCHAMPSTEAD**
Location:	**Coleshill Farm, Nine Mile Ride, Finchampstead, Wokingham.**
Proposal:	**Proposed change of use from Agricultural to Light Industrial (B1)C use for the manufacture of air mats, silos and inflatables. (Retrospective).**

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. This permission shall be personal to Mr Morris Gottardo-Allen for Class B1(c) use for the manufacture of air mats, silos and inflatables and shall not ensure for the benefit of the land, and upon the aforementioned ceasing to use the premises for the use herein permitted, this permission shall cease and become null and void and all material and equipment brought onto the premises in connection with the use shall be removed.

Condition
2. The vehicle parking and turning space shall be permanently maintained and used for no other purposes. The turning space shall be sufficient to permit vehicles to turn so that they may enter and leave the site in a forward gear.

Condition
3. No materials, vehicles, containers or equipment shall be stored outside buildings within the enclosed compound containing Units 1,2, 3 and 5 except for waste materials contained within suitable and sufficient waste containers for removal.

Condition

4. All plant machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall be not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

Condition

5. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7pm Mondays to Saturdays nor at any time on Sundays, Bank or Public Holidays.

Condition

6. The use hereby permitted shall not operate other than between the hours of 8.00am to 6.00pm Mondays to Fridays (inclusive) and 8.00am to 1.00pm on Saturdays and shall not operate at all on Sundays or Bank or National Holidays.

Condition

7. There shall be no amplified sound, speech or music which is audible outside the premises.

Condition

8. Units 1, 2, 3 and 5 shall only be used by a single occupier, and none of these units shall be occupied separate to the others or physically divided from the other units or sold separately.

Condition

9. Notwithstanding the provisions of the Town and Country (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 (or in any provision in any statutory instrument revoking and re-enacting either or both these Orders with or without modification), Units 2 and 3 shall be used for storage purposes only in association with the workshop at unit 5, and shall not be used for any other purposes or independently.

Condition

10. Within one month of the date of this permission, details showing the restoration of the entire compound enclosing Units 1, 2, 3 and 5 including clearing the site of rubbish and abandoned and/or stored vehicles, and/either the removal or external restoration of the delelict barn identified as Unit 1, shall be submitted to the Local Planning Authority. Within 12 months of the date of the approval of such details by the Local Planning Authority they shall be implemented in full.

Condition
11. Within one month of the date of this permission, details showing how the workshop in unit 5 shall be ventilated and illuminated, without requiring the entrance doors to be left open, shall be submitted to the Local Planning Authority. Within three months of the date of the approval of such details by the Local Planning Authority, they shall be implemented in full, and the entrance doors shall be kept shut at all times the workshop is in operation, other than when required for access or egress.

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

Reason
2. In the interests of highway safety.

Reason
3. In the interests of highway safety.

Reason
4. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers.

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

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

Reason
7. To safeguard the residential amenities of occupiers of adjacent properties.

Reason
8. To ensure a satisfactory form of development and prevent intensive use of the site which would otherwise give rise to unacceptable levels of traffic generation.

Reason
9. To ensure a satisfactory form of development and prevent intensive use of the site which would otherwise give rise to unacceptable levels of traffic generation.

Reason
10. To ensure a satisfactory form of development and prevent intensive use of the site which would otherwise give rise to unacceptable levels of traffic generation.

Reason
11. To ensure that the workshop operates in a manner that does not cause a disturbance to neighbouring residential properties.

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

Informative
2. 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 OS1, C1 and C2.
The South East Area Local Plan policies STV2 and SC21.
The Wokingham District Local Plan (Deposit Draft) policies WOS2, WOS3 and WCC5.

Informative
3. Prior to submitting details in compliance with condition 11. above, you are advised to contact both the Health & Safety Executive and the Council's Environmental Health Section to ensure compliance with relevant legislation.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 08/10/2001

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.

Application No.	Received	Finchampstead	Listed by
F/2001/3555	12/03/01		Cllr Cockroft

Applicant: **Sarah Enterprises**
Location : **Coleshill Farm, 9a Nine Mile Ride, Finchampstead**
Proposal : **Proposed change of use of units 2, 3 & 5 from Agricultural to Light Industrial B1 (C) use for the manufacture of air mats, silos and inflatables, and unit 4 for the storage of newspapers.**

1. **Planning History** – Coleshill Farm is a redundant agricultural holding located off the western end of Nine Mile Ride. Over the years Coleshill Farm has been the subject of many planning applications. In particular planning permission for a retrospective change of use application on the site for car repairs, maintenance and storage was refused in December 1998, and an appeal against three enforcement notices relating to the development was dismissed and the notices upheld.

2. **Proposal** – This application is for the retrospective change of use of existing farm buildings to B1(C) Light Industrial use for the manufacture of air mats, silos and inflatables.

   The application is before the Development Control Committee as it has been listed by Cllr Cockroft due to concern about the impact of the light industrial use upon the amenity of neighbouring residents.

3. **Consultations** -
   - ***Highways Officer*** – no objection subject to conditions (see paragraph 4.D for further details)
   - ***Environmental Health*** – no objection subject to conditions
   - ***Environment Agency*** – no objection
   - ***Finchampstead Parish Council*** – no objection
   - ***Letters of objection*** – 5 letters received, issued raised are summarised as follows:
     - will open flood gates to further development of site
     - lack of control exercised on site in particular relating to working hours and noise
     - increased traffic along single track access road
     - increase conflict between traffic in lane
     - insufficient access
     - increase in volume of activity on site
     - diversification into other more intrusive and unsuitable activity
     - urbanising impact upon the character of the area
     - erosion of green gap
     - harm rural tranquillity of area
     - contrary to Council Policy

4. **Appraisal** – The main issues are:

A. Principle of Development
B. Impact upon residential amenity
C. Impact upon the character of the area
D. Highway safety
E. Concerns of local residents

A. Principle of Development

Coleshill Farm has been redundant as a working agricultural holding for some years now and the current application has been submitted as a result. The works carried out at the premises amount to cutting patterns for silos and mats manually and sewing them together using sewing machines. The silos are intended for use on agricultural small holdings and farms and the air mats are generally used where safety is an issue. Unlike the previous application mentioned above, this application does not involve outside storage and the use is confined to the existing farm buildings. The B1(C) activity relates to units 2,3 and 5. The storage of newspapers is confined to unit four .

The text to policy WCC5, in line with PPG7, states that re-use of rural buildings for new commercial and other such uses can help to reduce the demand for new building in the countryside and encourage a healthy rural economy. Although the site is located outside the built up settlement boundary in an area designated as countryside, this part of Nine Mile Ride contains sporadic residential development. Five letters of objection have been received from local residents who are concerned mainly about the erosion of the green gap and rural tranquillity of the area, escalation of commercial use should the application be allowed, and the increase in traffic movements along the single track access road to Coleshill Farm. Residents also draw comparisons with the application mentioned above.

B. Impact Upon residential amenity

Although the application site is located outside the built up settlement boundary, in the green gap, the site sits amongst an area of sporadic residential development, with dwellings located mainly to the south east of the site along the access road to Coleshill Farm. However, B1 use as stated in the Town and Country Planning (Use Classes) Order 1987, is defined as being one which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust and grit. In other words a use that can be carried out without any negative environmental impact. On this basis and given that no specific complaints have been received about any actual disturbance caused by the use in terms of any of the above pollutants, it is considered that the use will not have an adverse impact upon the amenity of neighbouring residents. However, in order to ensure that the coming and going of delivery vehicles doesn't cause nuisance, it is recommended that a condition be imposed restricting hours of delivery and collection. Any intensification of this use as feared by the local residents would be contrary to the conditions of this approval and would require a new application.

C. Impact upon the character of the area

It is considered that the use being considered in this application is appropriate to the character of the area. The use of the existing farm buildings, which is confined to indoor work, is considered to be no more intensive than that of a working farm. As the business makes use of existing farm buildings, it is not considered that the B1(C)

use will have an urbanising impact upon the character of the area. In contrast to the previous application, which was refused, the use being considered in this application does not involve outdoor storage, which could result in the build up of clutter, thereby having a negative impact upon the character of the area.

It is therefore considered that the change of use of the existing farm building for B1(C) use for the manufacture of silos and air mats at units 2,3 & 5, and the storage of newspapers at unit 4, made personal to 'Sarah Enterprises' will not cause any undue harm to the character or appearance of the area, and will cause erosion of the green gap.

D. Highway safety

The previous application was refused for a number of reasons including the implications of the use of the land upon highway safety. However, the Highways Officer has commented that in view of the applicants supporting information regarding traffic movement related to the use, the number of traffic movements is considered to be satisfactory, and would be no more than any agricultural use of the site.

The Highway Authority would normally resist a development of this nature on this site, due to the substandard nature of the access road and its junction with Nine Mile Ride. A previous planning application relating to the use of these buildings for car repairs was objected to on highway grounds and sustained at appeal, where the inspector agreed that the car repairs could generate up to 36 vehicles movements per day and that highway safety would be adversely affected. A typical B1(c) use could also generate up to 36 movements per day.

The application now being considered is acceptable by the Highways Officer as the number of vehicle movements can be controlled and kept significantly below that which would have been generated by car repairs or a typical B1(c) use, provided that any permission is made personal. The number of movements generated by the applicants operations is likely to be in the order of 16-17 per day, which would not be a significant increase on the existing agricultural uses of the site. Therefore on this basis it would be appropriate to grant a personal planning permission. However, the Highways Officer would recommend refusal in the absence of a personal condition.

E. Concerns of local residents

The Local residents raised several issues related to the change of use of the redundant agricultural buildings, mostly relating to highway safety and the impact of the change of use upon the character of the surrounding countryside and the impact upon local residential amenity. However, as has been discussed above it is not considered that the change of use of the buildings will have a negative impact upon either the highway safety the residential amenity of neighbouring properties or the character of the surrounding countryside.

5. **Conclusion** – It is considered that the retrospective change of use to B1(C) light industrial use is an appropriate use of the redundant farm buildings in line with both Council Policy and Planning Policy Guidance Note no.7. Given the nature of the business and the fact that it is contained wholly within the existing buildings it is not considered that the use will have an adverse impact upon the character of the area or the amenity of neighbouring residents.

6. **Recommendation** – grant planning permission subject to the following conditions.

1. This permission shall be personal to the Mr Morris Gottardo-Allen for Class B1(c) use for the manufacture of air mats, silos and inflatables and shall not ensure for the benefit of the land, and upon the aforementioned ceasing to use the premises for the use herein permitted, this permission shall cease and become null and void and all material and equipment brought onto the premises in connection with the use shall be removed.

2. The vehicle parking and turning space shall be permanently maintained and used for no other purposes. The turning space shall be sufficient to permit vehicles to turn so that they may enter and leave the site in a forward gear.

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

4. All plant machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall be not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

5. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7pm Mondays to Saturdays nor at any time on Sundays, Bank or Public Holidays.

6. The use hereby permitted shall not operate other than between the hours of 8.00am to 6.00pm Mondays to Fridays (inclusive) and 8.00am to 1.00pm on Saturdays and shall not operate at all on Sundays or Bank or National Holidays.

Reasons

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

2 & 3. In the interests of highway safety

4. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers

5 & 6 To safeguard the residential amenities of the occupiers of neighbouring properties.

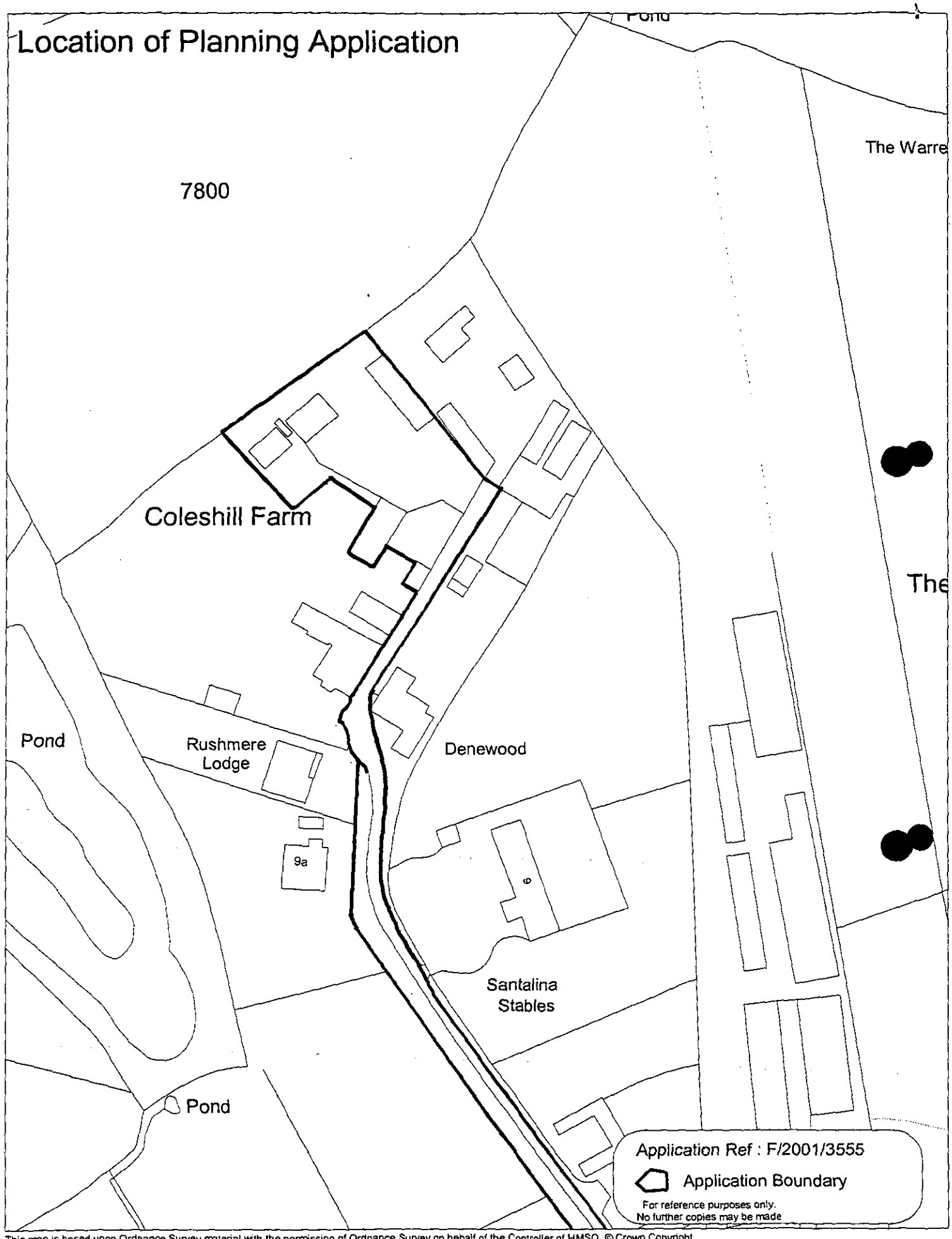
Informatives

1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such

consent may be withheld. If there is existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

2. 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 OS1, C1 and C2
The South East Area Local Plan policies STV2 and SC21
The Wokingham District Local Plan (Deposit Draft) policies WOS2, WOS3 and WCC5

Elaine Vashi



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

Scale: 1 : 1250

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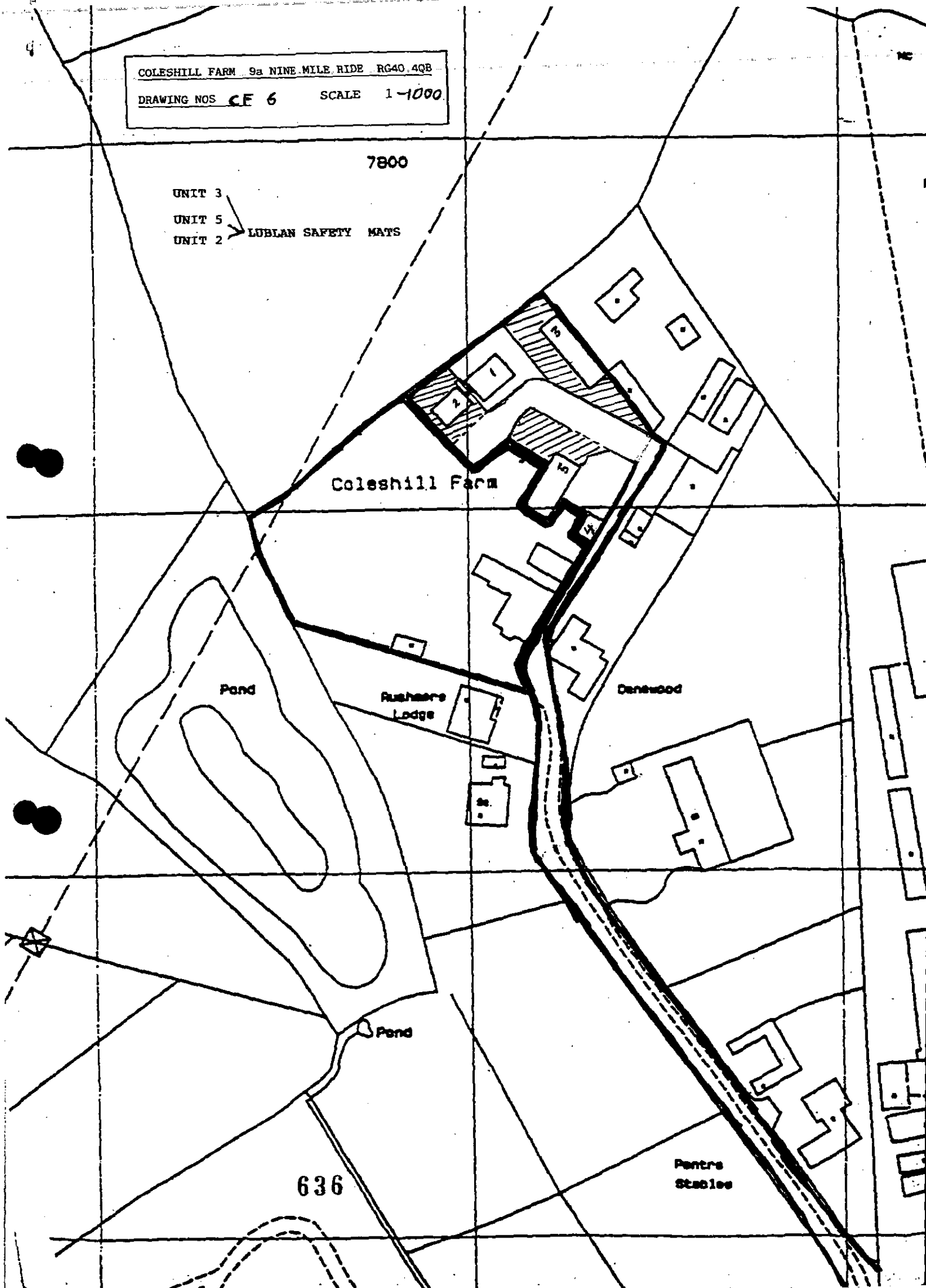
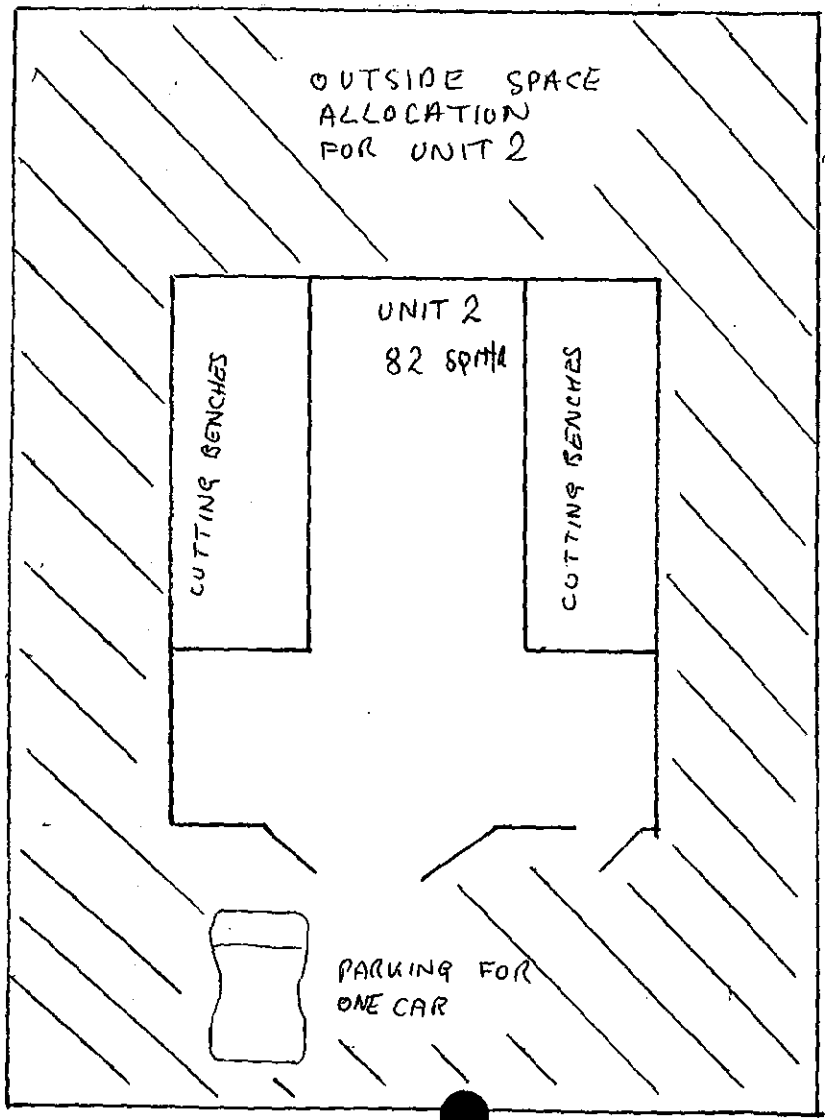
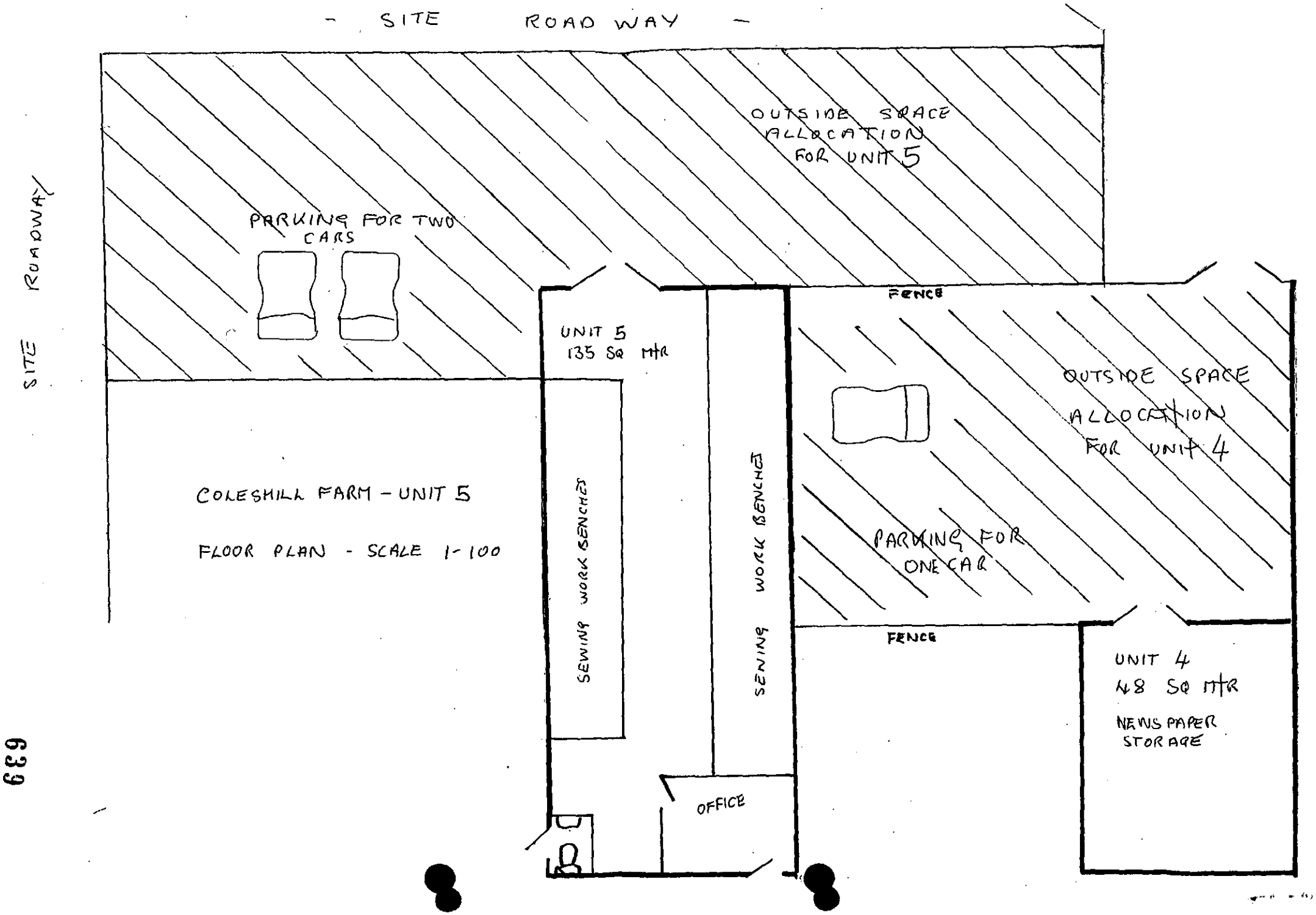

COLESHILL FARM 9a NINE MILE RIDE RG40 4QB
DRAWING NOS CF 6
SCALE 1-1000
7800
UNIT 3
UNIT 5
UNIT 2
LUBLAN SAFETY MATS
Coleshill Farm
Pond
Rushmere Lodge
Denewood
Pond
636
Pantre Stables



COLESHILL FARM UNIT 2

FLOOR PLAN SCALE 1 - 100

DRAWING NOS CF / FP 2



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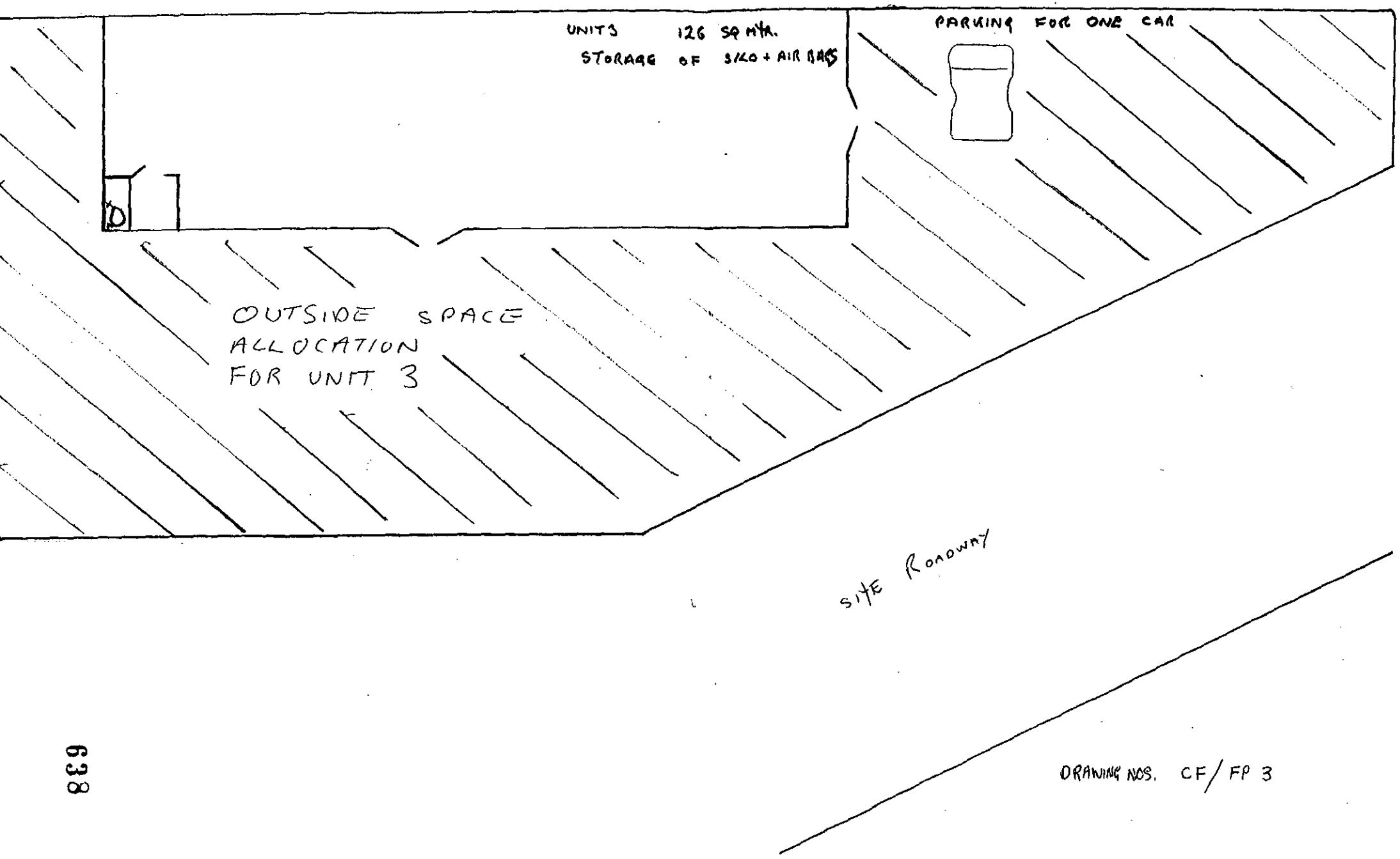
DRAWING NOS. CF / FP 5 / 4

COLESHILL FARM [redacted] UNIT 3 FLOOR PLAN [redacted] SCALE 1-100



DRAWING NOS. CF/FP 3

~~sweetie~~ copy reply to H Gates.

Mr T Q Orr
Rushmere Lodge
9 Nine Mile Ride
Finchampstead
Wokingham
Berks, RG40 4QB
16.08.2001
0118 973 2763

Wokingham District Council
Chief Executive's Office
PO BOX 150
Shute End, Wokingham
Berks, RG40 1WQ

Dear Ms Earl,

Application No: F/2001/3555 (Retrospective)
Site Address: Coleshill Farm, Nine Mile Ride, Finchampstead

Thankyou for responding to my letter of 30th July concerning the above (your ref CE/hkg/3/1 6th Aug 2001).

The only response which I received from your colleagues was an undated preprinted card informing me that the Environmental Services Dept is unable to respond to letters on an individual basis and referring me to the Central Support Team.

In the circumstances, this is totally unhelpful.

I have spoken to the Central Support Team. They cannot answer my questions.

Hence I am forced to write to you again.

You are probably unaware that Ms Connor visited the site and had a meeting with Mr Gottardo-Allen (representing the applicant) and Mr Cleaver (representing the residents here). After discussion of the planning history of the site and the wishes of both parties, she gave the distinct impression that the application would be refused but that consideration would be given to the site in the context of the forthcoming WDC housing plan for the area. All parties were happy with this.

Hence my shock and confusion to find that she is now recommending approval!

I do not know what to make of this. Perhaps unfairly, I begin to question the consistency/ competence/ suitable experience of this officer who has been placed in a position that can have a major impact on our lives and properties.

The comprehensive reasons given by the Planning Inspectorate for the refusal of the last Application led me and my neighbours to feel confident that no other would succeed.

How can these now be set aside?

Yours sincerely,

T Q Orr

Cc Anna Cronin
Elaine Connor

File 3555

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date 16 August 2001
My ref. MLT/F/2001/3555
Your ref.

Mr T Q Orr
Rushmere Lodge
9 Nine Mile Ride
Finchampstead
RG40 4QB.

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

Dear Mr Orr

COLESHILL FARM, 9A NINE MILE RIDE, FINCHAMPSTEAD

I refer to your letter of 30 July 2001, concerning the planning application relating to the above site.

My colleagues and I have carefully looked at this application, and are of the opinion that the planning case officer's recommendation that planning permission be granted is appropriate in this case.

The application will be considered by the Development Control Committee at its meeting on Wednesday 22 August 2001, which is due to commence at 7pm. Please find attached a copy of the Officer's report to committee, which sets out the relevant planning considerations. This meeting will be open to the public, and I also enclose a leaflet on public speaking at this meeting. If you should wish to speak at the meeting, please note that you must inform our committee section (tel: 0118 – 974 6058) no later than 5pm on Tuesday 21 August.

I hope this explains the circumstances of the case and how you may speak at the meeting if you so wish. However, if you require any further such guidance, please telephone me on the above number.

Yours sincerely

M L THORP
Principal Development Control Officer

Enclosure: committee report
public speaking leaflet

Tel: (0118) 974 6451

Date: 26/7/01

My ref: F/2001/3555

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

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

8 973 6567

Dear Councillor

Application Number: F/2001/3555
Coleshill Farm, Nine Mile Ride, Finchampstead, Wokingham.
Proposed change of use from Agricultural to Light Industrial (B1)C use for the manufacture of Air mats, silos and inflatables. (Retrospective).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 6/8/01

Yours faithfully

for John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2001/3555**
Coleshill Farm, Nine Mile Ride, Finchampstead, Wokingham.
Proposed change of use from Agricultural to Light Industrial (B1)C use for the manufacture of Air mats, silos and inflatables. (Retrospective).

Transfer: Yes ☑ No ☐

Reason for Transfer:
MR. MARTIN CLEAVER WILL WISH TO SPEAK AGAINST THE RECOMMENDATION AS A NEIGHBOUR OF THE APPLICANT, AFFECTED BY THE NOISE/TRAFFIC ETC.

Signed: Date: July 31/2001
Councillor G Cockroft

Do you have a date for the D.C. meeting?

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

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2001/3555**

Coleshill Farm, Nine Mile Ride, Finchampstead, Wokingham.

Proposed change of use from Agricultural to Light Industrial (B1)C use for the manufacture of Air mats, silos and inflatables. (Retrospective).

Transfer: Yes ☐ No ☐

Reason for Transfer: I understand that Gerald Cockroft will be dealing this application.

Signed: _____ Date: 2.8.01

Councillor M Long

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

Tel: (0118) 974 6451

Date: 26/7/01

My ref: F/2001/3555

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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

Dear Councillor

Application Number: F/2001/3555
Coleshill Farm, Nine Mile Ride, Finchampstead, Wokingham.
Proposed change of use from Agricultural to Light Industrial
(B1)C use for the manufacture of Air mats, silos and inflatables. (Retrospective).

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Yours faithfully

for John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2001/3555**
Coleshill Farm, Nine Mile Ride, Finchampstead, Wokingham.
Proposed change of use from Agricultural to Light Industrial (B1)C use for the manufacture of Air mats, silos and inflatables. (Retrospective).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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

Tel: (0118) 974 6451

Date: 26/7/01

My ref: F/2001/3555

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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
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Dear Councillor

Application Number: F/2001/3555
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If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 6/8/01.

Yours faithfully

for John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2001/3555**
Coleshill Farm, Nine Mile Ride, Finchampstead, Wokingham.
Proposed change of use from Agricultural to Light Industrial (B1)C use for the manufacture of Air mats, silos and inflatables. (Retrospective).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

Received by Wokingham District Council

Application No: F/2001/3555

Proposal:
Proposed change of use from Agricultural to Light Industrial (B1)C use for the manufacture of Air mats, silos and inflatables. (Retrospective).

Location:
Coleshill Farm, Nine Mile Ride, Finchampstead, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

21 March 2001

Applicationo	Name & Address
F/2001/3555	Mr T Q Orr Rushmore Lodge 9 Nine Mile Ride Finchampstead WOKINGHAM Berkshire RG40 1QB
F/2001/3555	C D Bush The Pentre 9 Nine Mile Ride FINCHAMPSTEAD Berkshire RG40 4QB
F/2001/3555	Martin Cleaver Denewood Nine Mile Ride Finchampstead WOKINGHAM Berkshire RG40 4QB
F/2001/3555	Mr L Tomlin Pentre Stables 9 Nine Mile Ride FINCHAMPSTEAD Berkshire RG40 4QB
F/2001/3555	E J Waistell "Lanes End" 9 Nine Mile Ride Finchampstead WOKINGHAM Berkshire RG41 4QB
Application Approved	Letters sent 09/10/01

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 12 SEPTEMBER 2001 FROM 7.00 PM TO 10.12 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr JL Earnshaw, Mrs MA Long, Mrs M Robertson, Mr ND Rose and Mr AJ Ross.

Also present: Mrs ANMC Drake.

PART I

67. MINUTES

The Minutes of the meeting of the Committee held on 22 August 2001 were confirmed as a correct record and signed by the Chairman.

68. APOLOGIES

An Apology for absence was submitted from Mr. TP Dredge.

69. ORDER OF BUSINESS

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

71. APPLICATION NO: 2001/3555, PROPOSED CHANGE OF USE OF UNITS 2,3, & 5 FROM AGRICULTURAL TO LIGHT INDUSTRIAL B1(C) USE FOR THE MANUFACTURE OF AIR MATS, SILOS AND INFLATABLES AND UNIT 4 FOR THE STORAGE OF NEWSPAPERS, COLESHILL FARM 9A NINE MILE RIDE FINCHAMPSTEAD, FOR SARAH ENTERPRISES

The Committee considered a report about this application set out on Agenda pages 787 to 798.

Members were reminded that consideration of the above application had been deferred at the meeting of 22 August 2001, to enable a site visit to be undertaken.

In explaining the report, the Head of Planning & Transportation informed Members of a letter received from the applicant since the despatch of the Agenda which was circulated to Members.

Mr. R Waistell, a local resident attended the meeting and spoke against the proposal.

Mr. Allen, the applicant attended the meeting and spoke in favour of the proposal.

In considering the proposal, Members were mindful that inconvenience to local residents should be minimised and that this could be mitigated by appropriate conditions. They also commented that the proposal would on balance represent an improvement over the present condition of the site.

RESOLVED: 1) That Application No: 2001/3555 be approved subject to the conditions set out on Agenda pages 787 to 788 and 792 to 793 with the amendment of condition No 10 to read "Within one month of the date of this permission, details showing the restoration of the entire compound enclosing Units 1, 2, 3 and 5 including clearing the site of rubbish and abandoned and/or stored vehicles, and either the removal or external restoration of the derelict barn identified as Unit 1 shall be submitted to the Local Planning Authority. Within twelve months of the date of the approval of such details by the Local Planning Authority they shall be implemented in full."

Application No.	Received	Finchampstead	Listed by
F/2001/3555	12/03/01		Cllr Cockroft

Applicant: Sarah Enterprises
Location : Coleshill Farm, 9a Nine Mile Ride, Finchampstead
Proposal : Proposed change of use of units 2, 3 & 5 from agricultural to Light Industrial B1(C) use for the manufacture of air mats, Silos and inflatables, and unit 4 for the storage of newspapers.

1. **Planning History** - The application was considered by the Development Control Committee at their meeting on 22nd August 2001 and was deferred for a Members' site visit. This took place on 31st August 2001. In response to issues raised by Members at the site visit, additional conditions are recommended, if the Committee should decide to grant planning permission.

2. **Recommendation** – GRANT planning permission subject to the conditions listed at the end of the attached report, but with condition 3 being amended as follows, plus the following additional conditions:

Revised condition

3. No materials, vehicles, containers or equipment shall be stored outside buildings within the enclosed compound containing Units 1, 2, 3 and 5 except for waste materials contained within suitable and sufficient waste containers for removal.

Additional conditions

7. There shall be no amplified sound, speech or music which is audible outside the premises.

8. Units 1, 2, 3 and 5 shall only be used by a single occupier, and none of these units shall be occupied separate to the others or physically divided from the other units or sold separately.

9. Notwithstanding the provisions of the Town and Country (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 (or in any provision in any statutory instrument revoking and re-enacting either or both these Orders with or without modification), Units 2 and 3 shall be used for storage purposes only in association with the workshop at unit 5, and shall not be used for any other purposes or independently.

10. Within one month of the date of this permission, details showing the restoration of the entire compound enclosing Units 1, 2, 3 and 5, including either the removal or external restoration of the derelict barn identified as Unit 1 shall be submitted to the Local Planning Authority. Within twelve months of the date of the approval of such details by the Local Planning Authority they shall be implemented in full.

11. Within one month of the date of this permission, details showing how the workshop in unit 5 shall be ventilated and illuminated, without requiring the entrance doors to be left open, shall be submitted to the Local Planning Authority. Within three months of the date of the approval of such details by the Local Planning Authority, they shall be implemented in full, and the

entrance doors shall be kept shut at all times the workshop is in operation, other than when required for access or egress.

Reasons

7. To safeguard the residential amenities of occupiers of adjacent properties.

8, 9 & 10. To ensure a satisfactory form of development and prevent intensive use of the site which would otherwise give rise to unacceptable levels of traffic generation.

11. To ensure that the workshop operates in a manner that does not cause a disturbance to neighbouring residential properties.

Additional Informative

3. Prior to submitting details in compliance with condition (11) above, you are advised to contact both the Health & Safety Executive and the Council's Environmental Health Section to ensure compliance with relevant legislation.

Application No.	Received	Finchampstead	Listed by
F/2001/3555	12/03/01		Cllr Cockroft

Applicant: **Sarah Enterprises**
Location : **Coleshill Farm, 9a Nine Mile Ride, Finchampstead**
Proposal : **Proposed change of use of units 2, 3 & 5 from Agricultural to Light Industrial B1 (C) use for the manufacture of air mats, silos and inflatables, and unit 4 for the storage of newspapers.**

1. **Planning History** – Coleshill Farm is a redundant agricultural holding located off the western end of Nine Mile Ride. Over the years Coleshill Farm has been the subject of many planning applications. In particular planning permission for a retrospective change of use application on the site for car repairs, maintenance and storage was refused in December 1998, and an appeal against three enforcement notices relating to the development was dismissed and the notices upheld.

2. **Proposal** – This application is for the retrospective change of use of existing farm buildings to B1(C) Light Industrial use for the manufacture of air mats, silos and inflatables.

   The application is before the Development Control Committee as it has been listed by Cllr Cockroft due to concern about the impact of the light industrial use upon the amenity of neighbouring residents.

3. **Consultations** -
   - ***Highways Officer*** – no objection subject to conditions (see paragraph 4.D for further details)
   - ***Environmental Health*** – no objection subject to conditions
   - ***Environment Agency*** – no objection
   - ***Finchampstead Parish Council*** – no objection
   - ***Letters of objection*** – 5 letters received, issued raised are summarised as follows:
     - will open flood gates to further development of site
     - lack of control exercised on site in particular relating to working hours and noise
     - increased traffic along single track access road
     - increase conflict between traffic in lane
     - insufficient access
     - increase in volume of activity on site
     - diversification into other more intrusive and unsuitable activity
     - urbanising impact upon the character of the area
     - erosion of green gap
     - harm rural tranquillity of area
     - contrary to Council Policy

4. **Appraisal** – The main issues are:

A. Principle of Development
B. Impact upon residential amenity
C. Impact upon the character of the area
D. Highway safety
E. Concerns of local residents

A. Principle of Development
Coleshill Farm has been redundant as a working agricultural holding for some years now and the current application has been submitted as a result. The works carried out at the premises amount to cutting patterns for silos and mats manually and sewing them together using sewing machines. The silos are intended for use on agricultural small holdings and farms and the air mats are generally used where safety is an issue. Unlike the previous application mentioned above, this application does not involve outside storage and the use is confined to the existing farm buildings. The B1(C) activity relates to units 2,3 and 5. The storage of newspapers is confined to unit four .

The text to policy WCC5, in line with PPG7, states that re-use of rural buildings for new commercial and other such uses can help to reduce the demand for new building in the countryside and encourage a healthy rural economy. Although the site is located outside the built up settlement boundary in an area designated as countryside, this part of Nine Mile Ride contains sporadic residential development. Five letters of objection have been received from local residents who are concerned mainly about the erosion of the green gap and rural tranquillity of the area, escalation of commercial use should the application be allowed, and the increase in traffic movements along the single track access road to Coleshill Farm. Residents also draw comparisons with the application mentioned above.

B. Impact Upon residential amenity
Although the application site is located outside the built up settlement boundary, in the green gap, the site sits amongst an area of sporadic residential development, with dwellings located mainly to the south east of the site along the access road to Coleshill Farm. However, B1 use as stated in the Town and Country Planning (Use Classes) Order 1987, is defined as being one which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust and grit. In other words a use that can be carried out without any negative environmental impact. On this basis and given that no specific complaints have been received about any actual disturbance caused by the use in terms of any of the above pollutants, it is considered that the use will not have an adverse impact upon the amenity of neighbouring residents. However, in order to ensure that the coming and going of delivery vehicles doesn't cause nuisance, it is recommended that a condition be imposed restricting hours of delivery and collection. Any intensification of this use as feared by the local residents would be contrary to the conditions of this approval and would require a new application.

C. Impact upon the character of the area
It is considered that the use being considered in this application is appropriate to the character of the area. The use of the existing farm buildings, which is confined to indoor work, is considered to be no more intensive than that of a working farm. As the business makes use of existing farm buildings, it is not considered that the B1(C)

use will have an urbanising impact upon the character of the area. In contrast to the previous application, which was refused, the use being considered in this application does not involve outdoor storage, which could result in the build up of clutter, thereby having a negative impact upon the character of the area.

It is therefore considered that the change of use of the existing farm building for B1(C) use for the manufacture of silos and air mats at units 2,3 & 5, and the storage of newspapers at unit 4, made personal to Mr Morris Gottardo-Allen will not cause any undue harm to the character or appearance of the area, and will cause erosion of the green gap.

D. Highway safety

The previous application was refused for a number of reasons including the implications of the use of the land upon highway safety. However, the Highways Officer has commented that in view of the applicants supporting information regarding traffic movement related to the use, the number of traffic movements is considered to be satisfactory, and would be no more than any agricultural use of the site.

The Highway Authority would normally resist a development of this nature on this site, due to the substandard nature of the access road and its junction with Nine Mile Ride. A previous planning application relating to the use of these buildings for car repairs was objected to on highway grounds and sustained at appeal, where the inspector agreed that the car repairs could generate up to 36 vehicles movements per day and that highway safety would be adversely affected. A typical B1(c) use could also generate up to 36 movements per day.

The application now being considered is acceptable by the Highways Officer as the number of vehicle movements can be controlled and kept significantly below that which would have been generated by car repairs or a typical B1(c) use, provided that any permission is made personal. The number of movements generated by the applicants operations is likely to be in the order of 16-17 per day, which would not be a significant increase on the existing agricultural uses of the site. Therefore on this basis it would be appropriate to grant a personal planning permission. However, the Highways Officer would recommend refusal in the absence of a personal condition.

E. Concerns of local residents

The Local residents raised several issues related to the change of use of the redundant agricultural buildings, mostly relating to highway safety and the impact of the change of use upon the character of the surrounding countryside and the impact upon local residential amenity. However, as has been discussed above it is not considered that the change of use of the buildings will have a negative impact upon either the highway safety the residential amenity of neighbouring properties or the character of the surrounding countryside.

5. **Conclusion** – It is considered that the retrospective change of use to B1(C) light industrial use is an appropriate use of the redundant farm buildings in line with both Council Policy and Planning Policy Guidance Note no.7. Given the nature of the business and the fact that it is contained wholly within the existing buildings it is not considered that the use will have an adverse impact upon the character of the area or the amenity of neighbouring residents.

6. **Recommendation** – grant planning permission subject to the following conditions.

1. This permission shall be personal to the Mr Morris Gottardo-Allen for Class B1(c) use for the manufacture of air mats, silos and inflatables and shall not ensure for the benefit of the land, and upon the aforementioned ceasing to use the premises for the use herein permitted, this permission shall cease and become null and void and all material and equipment brought onto the premises in connection with the use shall be removed.

2. The vehicle parking and turning space shall be permanently maintained and used for no other purposes. The turning space shall be sufficient to permit vehicles to turn so that they may enter and leave the site in a forward gear.

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

4. All plant machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall be not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

5. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7pm Mondays to Saturdays nor at any time on Sundays, Bank or Public Holidays.

6. The use hereby permitted shall not operate other than between the hours of 8.00am to 6.00pm Mondays to Fridays (inclusive) and 8.00am to 1.00pm on Saturdays and shall not operate at all on Sundays or Bank or National Holidays.

Reasons

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

2 & 3. In the interests of highway safety

4. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers

5 & 6 To safeguard the residential amenities of the occupiers of neighbouring properties.

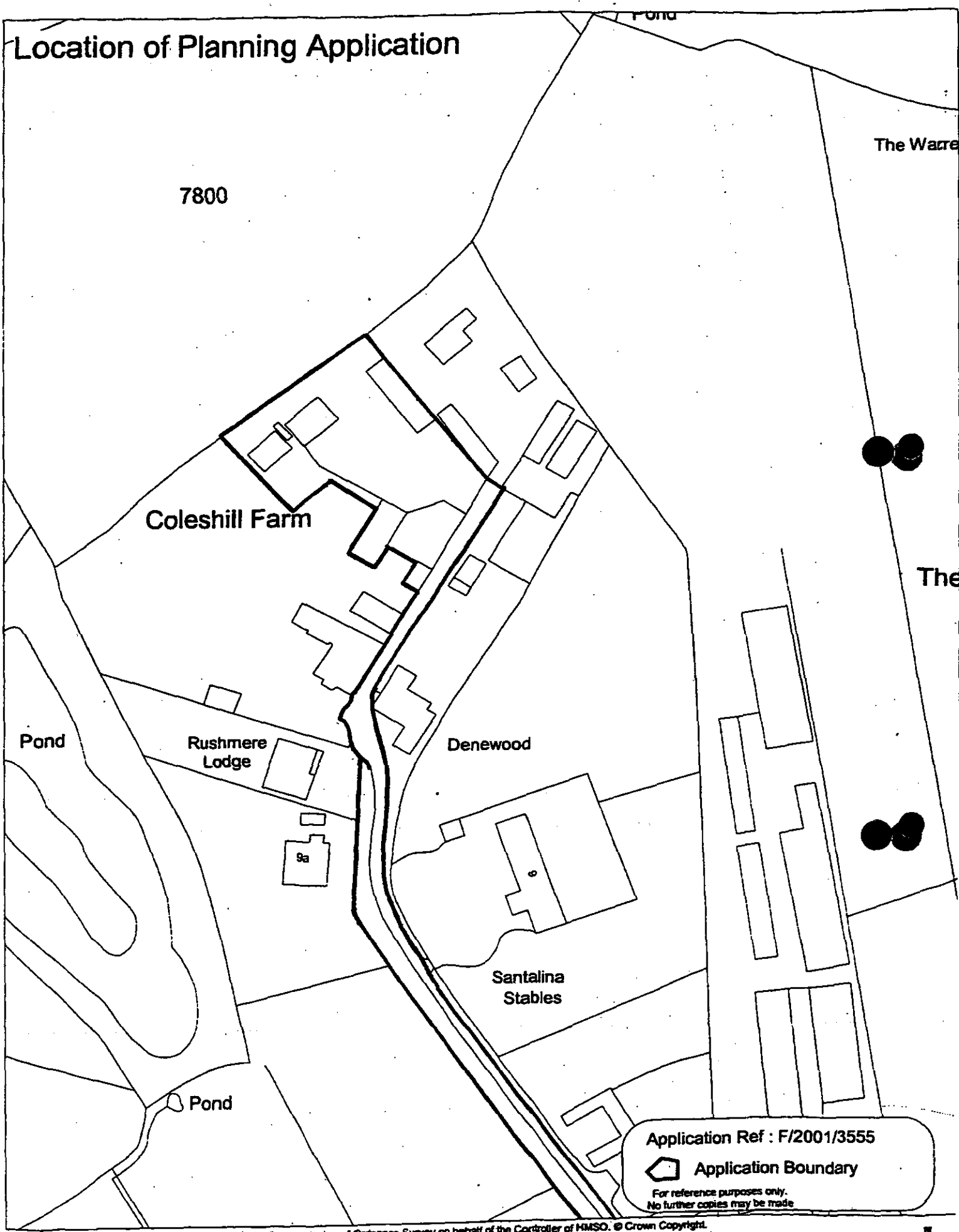
Informatives

1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such

consent may be withheld. If there is existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

2. 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 OS1, C1 and C2
The South East Area Local Plan policies STV2 and SC21
The Wokingham District Local Plan (Deposit Draft) policies WOS2, WOS3 and WCC5

Elaine Vashi



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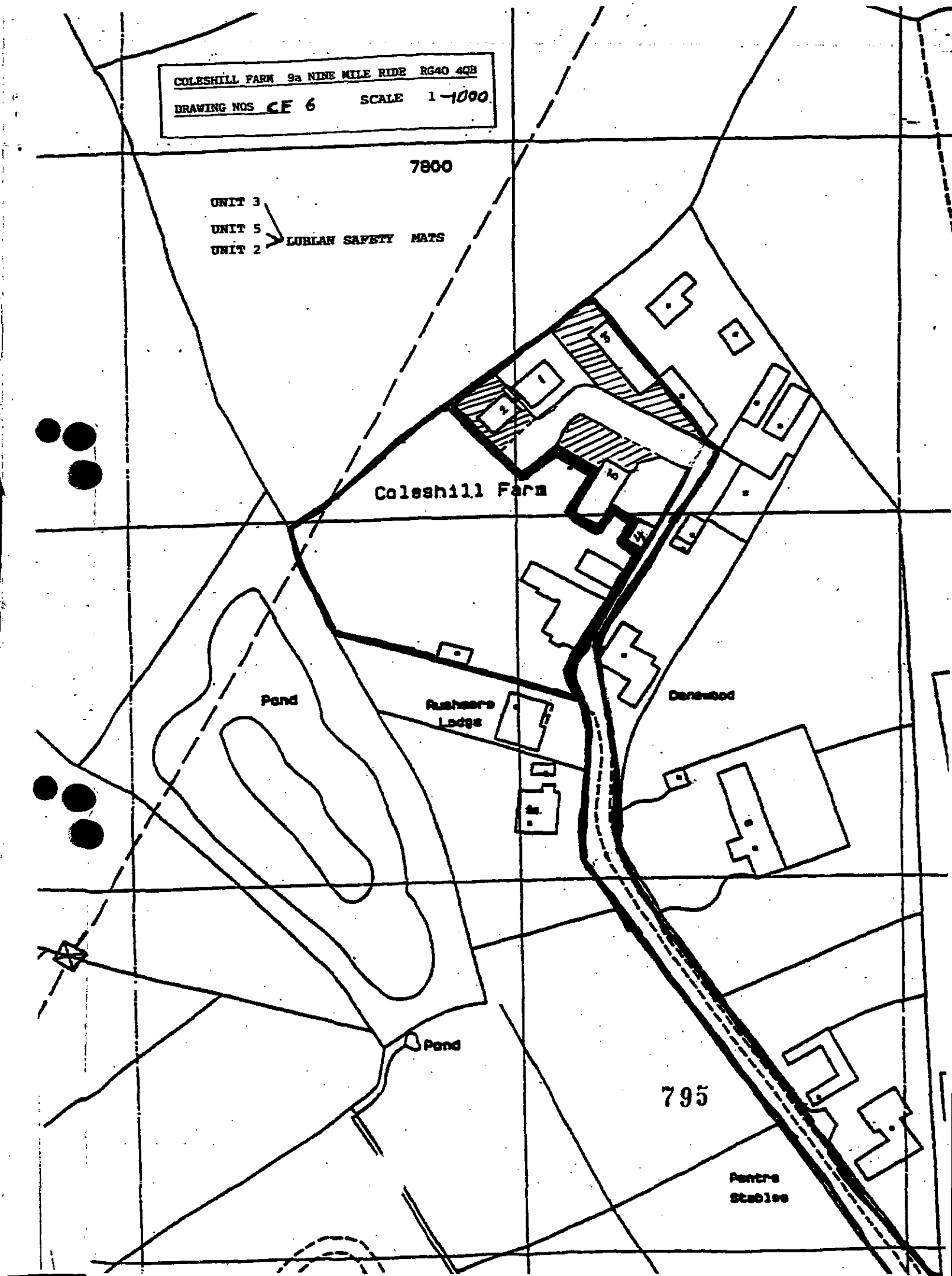
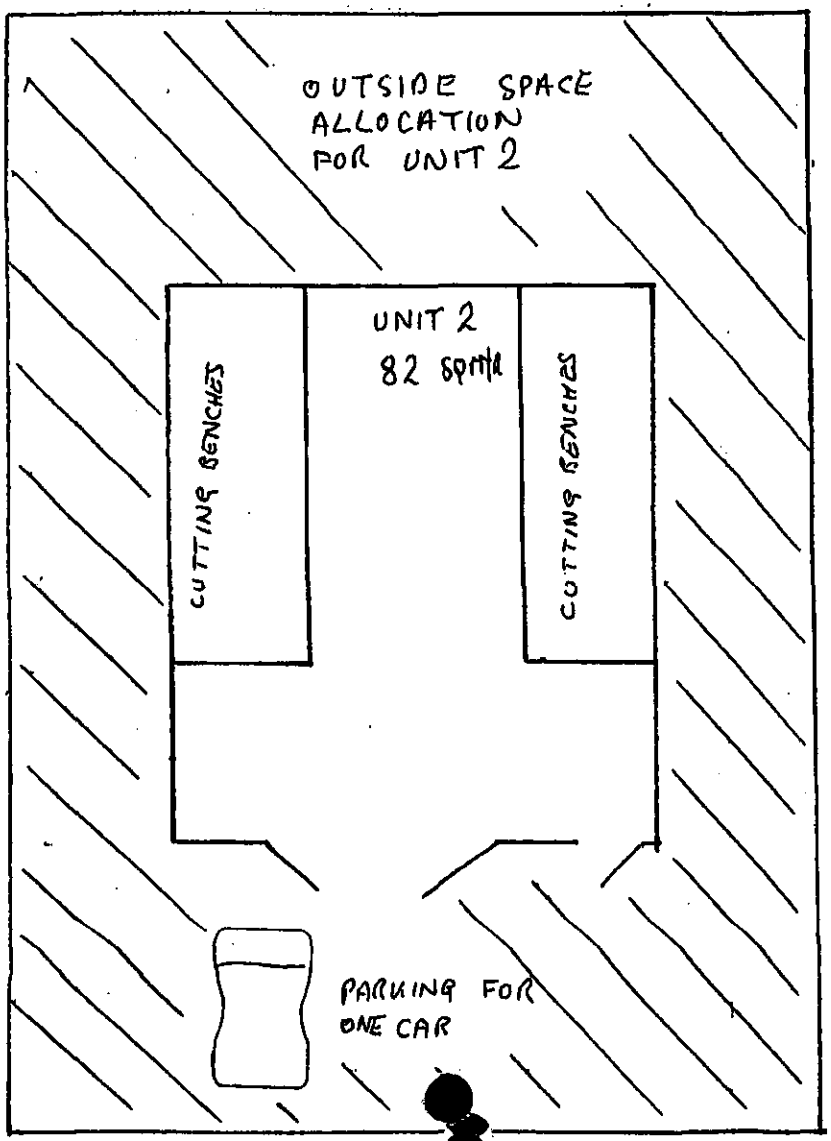
Development Control Section, Environmental Services, Wokingham District Council.
22nd August 2001

Scale: 1 : 1250


COLESHILL FARM 9a NINE MILE RIDE RG40 4QB
DRAWING NOS CF 6
SCALE 1-1000
7800
UNIT 3
UNIT 5
UNIT 2
LUBLAN SAFETY MATS
Coleshill Farm
Pond
Rushmere Lodge
Denewood
Pond
795
Pentre Stables

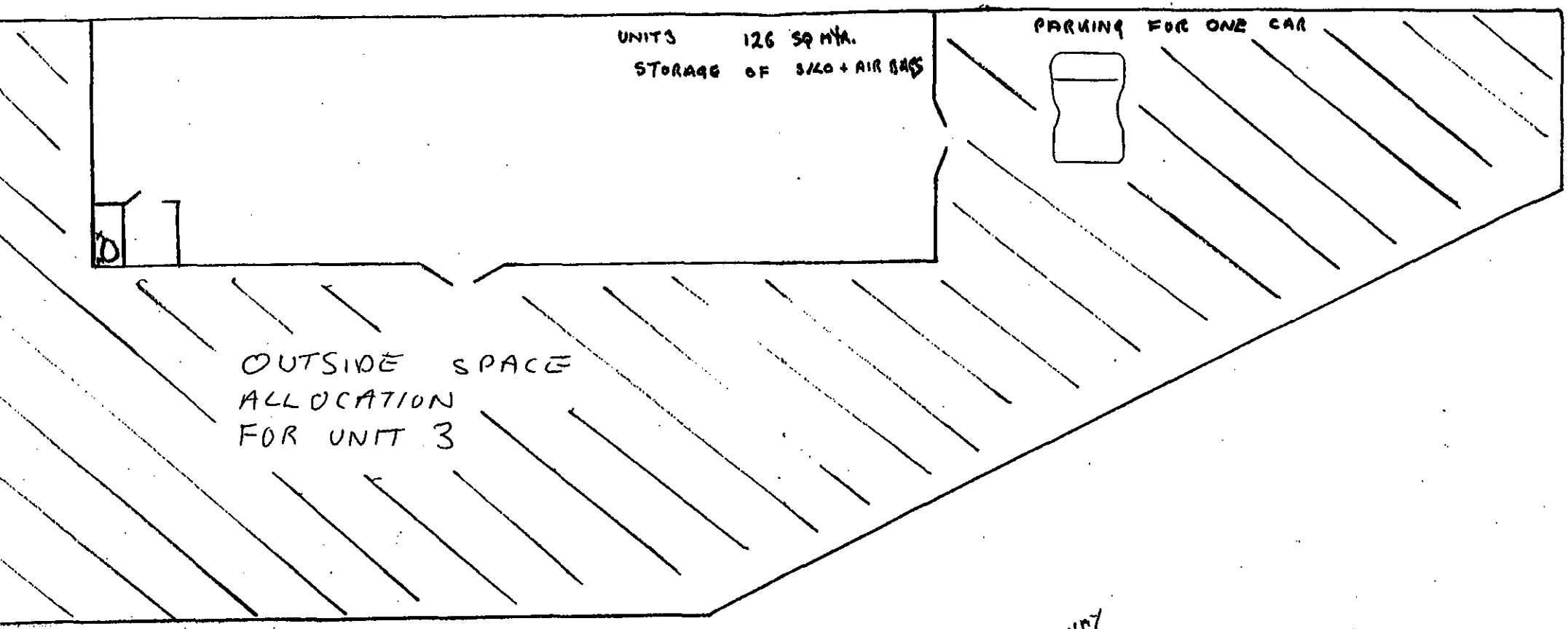


COLESHILL FARM UNIT 2

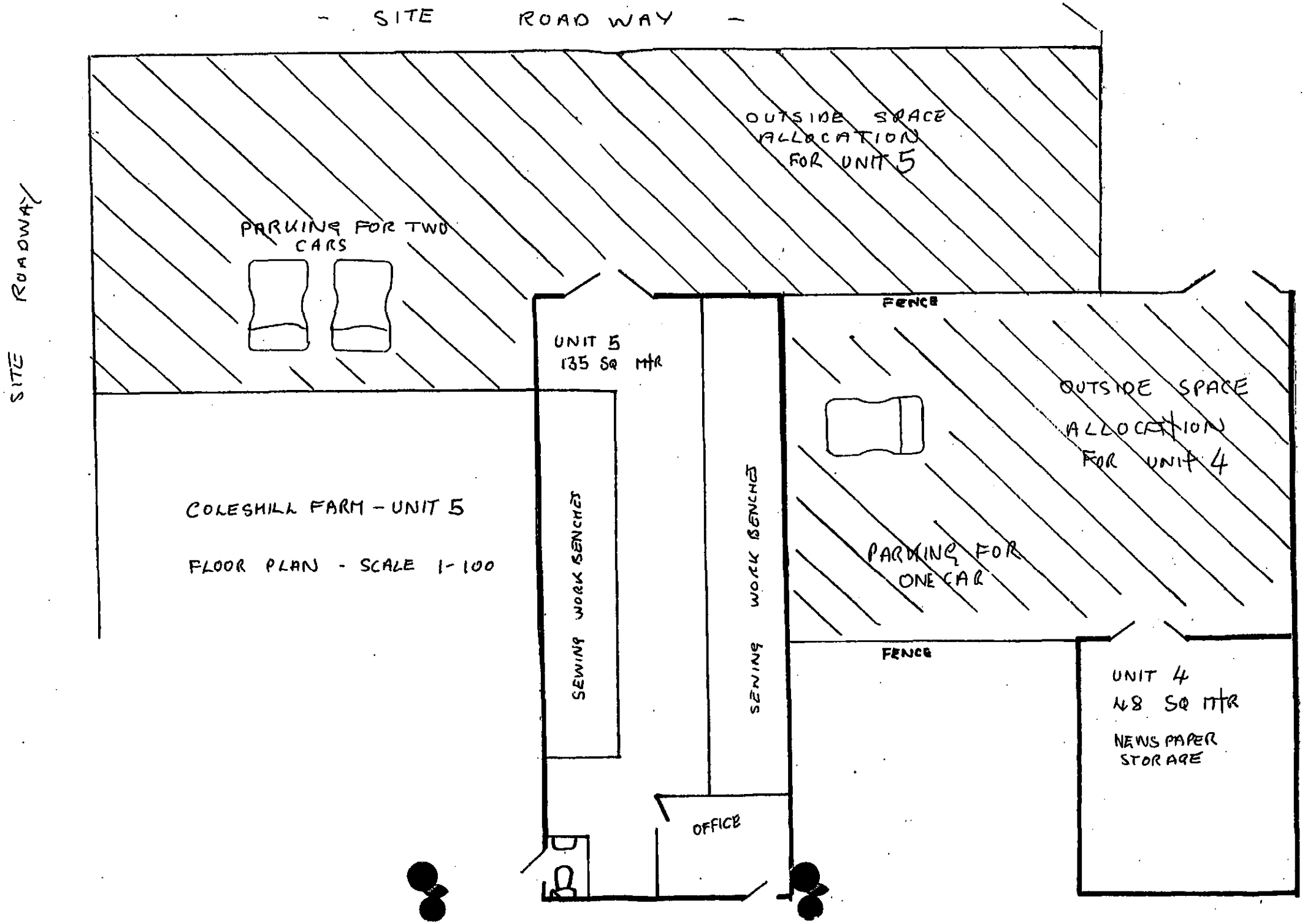
FLOOR PLAN SCALE 1 - 100

DRAWING NOS CF / FP 2

COLESHILL FARM [redacted] T 3 FLOOR PLAN [redacted] E 1-100



DRAWING NOS. CF/FP 3


- SITE ROAD WAY -
SITE ROADWAY
OUTSIDE SPACE ALLOCATION FOR UNIT 5
PARKING FOR TWO CARS
FENCE
UNIT 5
135 SQ MTR
OUTSIDE SPACE ALLOCATION FOR UNIT 4
COLESHILL FARM - UNIT 5
FLOOR PLAN - SCALE 1-100
SEWING WORK BENCHES
SEWING WORK BENCHES
PARKING FOR ONE CAR
FENCE
UNIT 4
48 SQ MTR
NEWS PAPER STORAGE
OFFICE

798

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 22 AUGUST 2001 FROM 7.00 PM TO 10.05 PM

Present: Mr KA Malvern (Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mrs M Robertson, Mr ND Rose and Mr AJ Ross.

Also present under Standing Order 39:- Frank Browne, Mrs DF Carpenter, Mr G Cockroft, Mrs P Graddon, Mrs C Smith and Mr D Swindells

PART I

53. MINUTES

The Minutes of the meeting of the Committee held on 1 August 2001 were confirmed as a correct record and signed by the Chairman.

54. APOLOGIES

Apologies for absence were submitted from Mr SR Conway, Mrs J Lissaman and Mrs DC Beatty and Mr AJ Ross for late arrival.

Mr Waistell, a local resident, attended the meeting and spoke in opposition to the proposal.

Mr Allen, the applicant, attended the meeting and spoke in support of the proposal.

Mr G Cockroft, a local Member, attended the meeting and spoke in opposition to the proposal.

Having heard the concerns expressed it was

RESOLVED: That consideration of Application No. 2001/3555 be deferred for a site visit.

57. APPLICATION NO.2001/3555, PROPOSED CHANGE OF USE OF UNITS 2, 3 & 5 FROM AGRICULTURAL TO LIGHT INDUSTRIAL B1(C) USE FOR THE MANUFACTURE OF AIR MATS, SILOS AND INFLATABLES, AND UNIT 4 FOR THE STORAGE OF NEWSPAPERS, COLESHILL FARM, 9A NINE MILE RIDE, FINCHAMPSTEAD FOR SARAH ENTERPRISES.

The Committee considered a report about this application set out on Agenda pages 630 to 639.

Application No.	Received	Finchampstead	Listed by
F/2001/3555	12/03/01		Cllr Cockroft

Applicant: **Sarah Enterprises**
Location : **Coleshill Farm, 9a Nine Mile Ride, Finchampstead**
Proposal : **Proposed change of use of units 2, 3 & 5 from Agricultural to Light Industrial B1 (C) use for the manufacture of air mats, silos and inflatables, and unit 4 for the storage of newspapers.**

1. **Planning History** – Coleshill Farm is a redundant agricultural holding located off the western end of Nine Mile Ride. Over the years Coleshill Farm has been the subject of many planning applications. In particular planning permission for a retrospective change of use application on the site for car repairs, maintenance and storage was refused in December 1998, and an appeal against three enforcement notices relating to the development was dismissed and the notices upheld.

2. **Proposal** – This application is for the retrospective change of use of existing farm buildings to B1(C) Light Industrial use for the manufacture of air mats, silos and inflatables.

   The application is before the Development Control Committee as it has been listed by Cllr Cockroft due to concern about the impact of the light industrial use upon the amenity of neighbouring residents.

3. **Consultations** -
   - ***Highways Officer*** – no objection subject to conditions (see paragraph 4.D for further details)
   - ***Environmental Health*** – no objection subject to conditions
   - ***Environment Agency*** – no objection
   - ***Finchampstead Parish Council*** – no objection
   - ***Letters of objection*** – 5 letters received, issued raised are summarised as follows:
     - will open flood gates to further development of site
     - lack of control exercised on site in particular relating to working hours and noise
     - increased traffic along single track access road
     - increase conflict between traffic in lane
     - insufficient access
     - increase in volume of activity on site
     - diversification into other more intrusive and unsuitable activity
     - urbanising impact upon the character of the area
     - erosion of green gap
     - harm rural tranquillity of area
     - contrary to Council Policy

4. **Appraisal** – The main issues are:

A. Principle of Development
B. Impact upon residential amenity
C. Impact upon the character of the area
D. Highway safety
E. Concerns of local residents

A. Principle of Development
Coleshill Farm has been redundant as a working agricultural holding for some years now and the current application has been submitted as a result. The works carried out at the premises amount to cutting patterns for silos and mats manually and sewing them together using sewing machines. The silos are intended for use on agricultural small holdings and farms and the air mats are generally used where safety is an issue. Unlike the previous application mentioned above, this application does not involve outside storage and the use is confined to the existing farm buildings. The B1(C) activity relates to units 2,3 and 5. The storage of newspapers is confined to unit four .

The text to policy WCC5, in line with PPG7, states that re-use of rural buildings for new commercial and other such uses can help to reduce the demand for new building in the countryside and encourage a healthy rural economy. Although the site is located outside the built up settlement boundary in an area designated as countryside, this part of Nine Mile Ride contains sporadic residential development. Five letters of objection have been received from local residents who are concerned mainly about the erosion of the green gap and rural tranquillity of the area, escalation of commercial use should the application be allowed, and the increase in traffic movements along the single track access road to Coleshill Farm. Residents also draw comparisons with the application mentioned above.

B. Impact Upon residential amenity
Although the application site is located outside the built up settlement boundary, in the green gap, the site sits amongst an area of sporadic residential development, with dwellings located mainly to the south east of the site along the access road to Coleshill Farm. However, B1 use as stated in the Town and Country Planning (Use Classes) Order 1987, is defined as being one which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust and grit. In other words a use that can be carried out without any negative environmental impact. On this basis and given that no specific complaints have been received about any actual disturbance caused by the use in terms of any of the above pollutants, it is considered that the use will not have an adverse impact upon the amenity of neighbouring residents. However, in order to ensure that the coming and going of delivery vehicles doesn't cause nuisance, it is recommended that a condition be imposed restricting hours of delivery and collection. Any intensification of this use as feared by the local residents would be contrary to the conditions of this approval and would require a new application.

C. Impact upon the character of the area
It is considered that the use being considered in this application is appropriate to the character of the area. The use of the existing farm buildings, which is confined to indoor work, is considered to be no more intensive than that of a working farm. As the business makes use of existing farm buildings, it is not considered that the B1(C)

use will have an urbanising impact upon the character of the area. In contrast to the previous application, which was refused, the use being considered in this application does not involve outdoor storage, which could result in the build up of clutter, thereby having a negative impact upon the character of the area.

It is therefore considered that the change of use of the existing farm building for B1(C) use for the manufacture of silos and air mats at units 2,3 & 5, and the storage of newspapers at unit 4, made personal to Mr Morris Gottardo-Allen will not cause any undue harm to the character or appearance of the area, and will cause erosion of the green gap.

D. Highway safety

The previous application was refused for a number of reasons including the implications of the use of the land upon highway safety. However, the Highways Officer has commented that in view of the applicants supporting information regarding traffic movement related to the use, the number of traffic movements is considered to be satisfactory, and would be no more than any agricultural use of the site.

The Highway Authority would normally resist a development of this nature on this site, due to the substandard nature of the access road and its junction with Nine Mile Ride. A previous planning application relating to the use of these buildings for car repairs was objected to on highway grounds and sustained at appeal, where the inspector agreed that the car repairs could generate up to 36 vehicles movements per day and that highway safety would be adversely affected. A typical B1(c) use could also generate up to 36 movements per day.

The application now being considered is acceptable by the Highways Officer as the number of vehicle movements can be controlled and kept significantly below that which would have been generated by car repairs or a typical B1(c) use, provided that any permission is made personal. The number of movements generated by the applicants operations is likely to be in the order of 16-17 per day, which would not be a significant increase on the existing agricultural uses of the site. Therefore on this basis it would be appropriate to grant a personal planning permission. However, the Highways Officer would recommend refusal in the absence of a personal condition.

E. Concerns of local residents

The Local residents raised several issues related to the change of use of the redundant agricultural buildings, mostly relating to highway safety and the impact of the change of use upon the character of the surrounding countryside and the impact upon local residential amenity. However, as has been discussed above it is not considered that the change of use of the buildings will have a negative impact upon either the highway safety the residential amenity of neighbouring properties or the character of the surrounding countryside.

5. **Conclusion** – It is considered that the retrospective change of use to B1(C) light industrial use is an appropriate use of the redundant farm buildings in line with both Council Policy and Planning Policy Guidance Note no.7. Given the nature of the business and the fact that it is contained wholly within the existing buildings it is not considered that the use will have an adverse impact upon the character of the area or the amenity of neighbouring residents.

6. **Recommendation** – grant planning permission subject to the following conditions.

1. This permission shall be personal to the Mr Morris Gottardo-Allen for Class B1(c) use for the manufacture of air mats, silos and inflatables and shall not ensure for the benefit of the land, and upon the aforementioned ceasing to use the premises for the use herein permitted, this permission shall cease and become null and void and all material and equipment brought onto the premises in connection with the use shall be removed.

2. The vehicle parking and turning space shall be permanently maintained and used for no other purposes. The turning space shall be sufficient to permit vehicles to turn so that they may enter and leave the site in a forward gear.

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

4. All plant machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall be not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

5. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7pm Mondays to Saturdays nor at any time on Sundays, Bank or Public Holidays.

6. The use hereby permitted shall not operate other than between the hours of 8.00am to 6.00pm Mondays to Fridays (inclusive) and 8.00am to 1.00pm on Saturdays and shall not operate at all on Sundays or Bank or National Holidays.

Reasons SEE PAGE 787, overleaf for add. conditions 7 – 11.

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

2 & 3. In the interests of highway safety

4. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers

5 & 6 To safeguard the residential amenities of the occupiers of neighbouring properties.

Informatives

1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such

consent may be withheld. If there is existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

2. 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 OS1, C1 and C2
The South East Area Local Plan policies STV2 and SC21
The Wokingham District Local Plan (Deposit Draft) policies WOS2, WOS3 and WCC5

Elaine Vashi

Application No.	Received	Finchampstead	Listed by
F/2001/3555	12/03/01		Cllr Cockroft

Applicant: Sarah Enterprises
Location : Coleshill Farm, 9a Nine Mile Ride, Finchampstead
Proposal : Proposed change of use of units 2, 3 & 5 from agricultural to Light Industrial B1(C) use for the manufacture of air mats, Silos and inflatables, and unit 4 for the storage of newspapers.

1. **Planning History** - The application was considered by the Development Control Committee at their meeting on 22nd August 2001 and was deferred for a Members' site visit. This took place on 31st August 2001. In response to issues raised by Members at the site visit, additional conditions are recommended, if the Committee should decide to grant planning permission.

2. **Recommendation** – GRANT planning permission subject to the conditions listed at the end of the attached report, but with condition 3 being amended as follows, plus the following additional conditions:

Revised condition

3. No materials, vehicles, containers or equipment shall be stored outside buildings within the enclosed compound containing Units 1, 2, 3 and 5 except for waste materials contained within suitable and sufficient waste containers for removal.

Additional conditions

7. There shall be no amplified sound, speech or music which is audible outside the premises.

8. Units 1, 2, 3 and 5 shall only be used by a single occupier, and none of these units shall be occupied separate to the others or physically divided from the other units or sold separately.

9. Notwithstanding the provisions of the Town and Country (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 (or in any provision in any statutory instrument revoking and re-enacting either or both these Orders with or without modification), Units 2 and 3 shall be used for storage purposes only in association with the workshop at unit 5, and shall not be used for any other purposes or independently.

10. Within one month of the date of this permission, details showing the restoration of the entire compound enclosing Units 1, 2, 3 and 5, including either the removal or external restoration of the derelict barn identified as Unit 1 shall be submitted to the Local Planning Authority. Within twelve months of the date of the approval of such details by the Local Planning Authority they shall be implemented in full. clearing the site

See overleaf for revised Cond. 10

11. Within one month of the date of this permission, details showing how the workshop in unit 5 shall be ventilated and illuminated, without requiring the entrance doors to be left open, shall be submitted to the Local Planning Authority. Within three months of the date of the approval of such details by the Local Planning Authority, they shall be implemented in full, and the

10. Within one month of the date of this permission, details showing the restoration of the entire compound enclosing units 1, 2, 3 & 5 including clearing the site of rubbish & abandoned and/or stored vehicles, & either the removal or external restoration of the derelict barn identified as unit 1, shall be submitted to the LPA. Within 12 months of the date of the approval of such details by the LPA they shall be implemented in full.

entrance doors shall be kept shut at all times the workshop is in operation, other than when required for access or egress.

Reasons

7. To safeguard the residential amenities of occupiers of adjacent properties.

8, 9 & 10. To ensure a satisfactory form of development and prevent intensive use of the site which would otherwise give rise to unacceptable levels of traffic generation.

11. To ensure that the workshop operates in a manner that does not cause a disturbance to neighbouring residential properties.

Additional Informative

3. Prior to submitting details in compliance with condition (11) above, you are advised to contact both the Health & Safety Executive and the Council's Environmental Health Section to ensure compliance with relevant legislation.

WORK SHEET FOR : Elaine Connor

Application Number : F/2001/3555

Applicant : Sarah Enterprises .

Location : Coleshill Farm, Nine Mile Ride, Finchampstead, Wokingham.

Proposal : Proposed change of use from Agricultural to Light Industrial (B1)C use for the manufacture of Air mats, silos and inflatables. (Retrospective).

Site Notice Displayed ? :	YES	NO	DATE
	✓		2/4/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/03/2001

Earliest Date for Decision : 14/04/2001

Latest Consultation Date/Site Notice Expiry Date : 14/04/2001

This application <u>will have expired on</u>: <u>07/05/2001.</u> 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 :

HIGHWAYS: See file for memo with recommended cond. attached.

ENV. HEALTH: no objection subject to cond - see file.

OBS LETTERS: 5 - see file

FINCH. P. COUNCIL: no objection.

ENV. AGENCY: no objection subject to informatives

Planning Issues :

Green Gap / Countryside

- Impact upon Char. of area. - principle of dev.
- Impact upon residential amenity
- Highways.

Application No. F/2001/3555

Appraisal:

The application being considered is for the retrospective change of use of existing farm buildings to B1(c) Light Industrial use for the manufacture of air mats, silos and inflatables.

Planning History

Planning permission for a retrospective change of use application on the site for B1 car repairs, maintenance and storage was refused in December 1998, and an appeal against three enforcement notices relating to the development was dismissed and the notices upheld. In his report the Inspector specifically referred to the fact that most of the open parts of the site were covered in cars, much greater than would be expected within a working agricultural holding. The Inspector concluded that the use had an urbanising impact upon the character of the area, thereby reducing the effectiveness of the green gap. He also considered that due to the significant increase in vehicle movements the use would result in serious conflict between vehicles.

Principle of Development

Coleshill Farm has been redundant as a working agricultural holding for some years now and the current application has been submitted as a result. The works carried out at the premises amount to cutting patterns for silos and mats manually and sewing them together using sewing machines. The silos are intended for use on agricultural small holdings and farms and the air mats are generally used were safety is an issue. Unlike the previous application mentioned above this application does not involve outside storage and the use is confined to the existing farm buildings. The B1(C) activity relates to units 2,3 and 5.

The text to policy WCC5, in line with PPG7, states that re-use of rural buildings for new commercial and other such uses can help to reduce the demand for new building in the countryside and encourage a healthy rural economy. Although the site is located outside the built up settlement boundary in an area designated as countryside, this part of Nine Mile Ride contains sporadic residential development. Five letters of objection have been received from local residents who are concerned mainly about the erosion of the green gap and rural tranquillity of the area, escalation of commercial use should the application be allowed, and the increase in traffic movements along the single track access road to Coleshill Farm. Residents also draw comparisons with the application mentioned above.

Impact upon the character of the area

It is considered that the use being considered in this application is appropriate to the character of the area. The use of the existing farm buildings, which is confined to indoor work, is considered to be no more intensive than that of a working farm. As the business makes use of existing farm buildings it is not considered that the B1(C) use will have an urbanising impact upon the character of the area. In contrast to the previous application, which was refused the use, being considered in this application does not involve outdoor storage, which could result in the build up of clutter, thereby having a negative impact upon the character of the area.

It is therefore considered that the change of use of the existing farm building for B1(C) use for the manufacture of silos and air mats, made personal to 'Sarah Enterprises' will not cause any undue harm to the character or appearance of the area, and will cause erosion of the green gap.

Impact upon neighbouring dwellings

Although the application site is locate outside the built up settlement boundary, in the green gap, the site sits amongst an area of sporadic residential development, with dwellings located mainly to the south east of the site along the access road to Coleshill Farm. However, B1 use as stated in the Town and Country Planning (Use Classes) Order 1987, is defined as being one which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust and grit. In other words a use that can be carried out without any negative environmental impact. On this basis and given that no specific complaints have been received about any actual disturbance caused by the use in terms of any of the above pollutants, it is

considered that the use will not have an adverse impact upon the amenity of neighbouring residents. Any intensification of this use as feared by the local residents would be contrary to the conditions of this approval and would require a new application.

Highway concerns

The previous application was refused for a number of reasons including the implications of the use of the land upon highway safety. However, the Highways Officer has commented that in view of the applicants supporting information regarding traffic movement related to the use, the number of traffic movements is considered to be satisfactory, and would be no more than any agricultural use of the site.

RECOMMENDATION: grant planning permission subject to conditions.

Application Number F/2001/3555
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C060	R060	INSERT: 'This permission for B1(c) use for
1/	C001	R001	the manufacture of air mats, silos & inflatables shall be
			personal to Sarah Enterprises....'
R1			
1.			The use hereby permitted ~~for~~ (B1(c) use
			for the manufacture of air mats, silos
			& inflatables) shall be carried on
			only by Sarah Enterprises.
		BE45ON	In the interests of highway safety.
2.	C122	R122	
3	C137	R137	
4	C110	R110.	
5.			All plant machinery & equipment (incl. fans ducting & external
			openings) to be used in by reason of the granting of this
			permission shall be so installed, maintained & operated so as
			to prevent the transmission of noise & vibration beyond the
			boundary of any residential premises within the vicinity
			of the site to which the application refers. Development shall not
			begin until a scheme of noise attenuation measures
			has been submitted to & approved in writing by the LPA
Informative for approvals			R: to safeguard the residential amenity of the adjacent dwelling.
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			
MINERALS LOCAL PLAN POLICIES:			

6. C077 R077

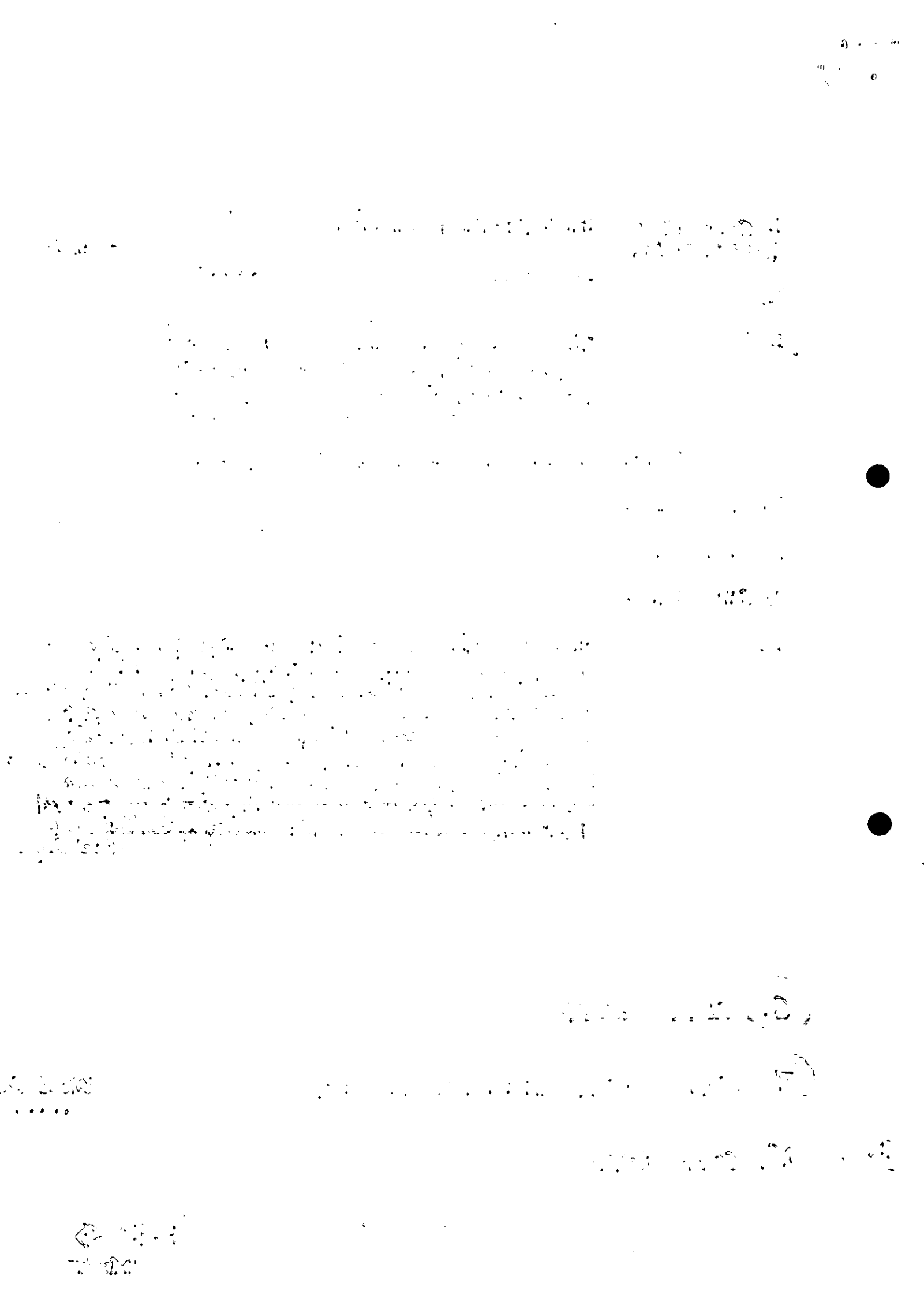
RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

7 C071 R071 INS: between the hrs of 0800 8am & 6pm Mon to Sat Mon-Fri & 8am to 1pm Saturdays ....

Date: _____

INO

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.



RECORD OF SITE VISIT

SITE ADDRESS: Coleshill Farm Nine Mile Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3555

OFFICER: Elaine Connor

DATE OF SITE VISIT: 2/4/01

1 SITE/STATUTORY NOTICE DISPLAYED ? 2 displayed - 1 on dwelling and one on gate to unit in question.

2. DESCRIPTION OF SURROUNDINGS

~~rea~~ characterised as a c'side area with sporadic residential development & a cluster of farm buildings.

3. DESCRIPTION OF SITE/BUILDING

narrow access road serving residential dwellings along ~~access~~ road, leading to Coleshill Farm farmyard with cluster of farm building. Existing car repairs use ongoing.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Coleshill Farm
9a Nine Mile Ride
Finchampstead
Berks
RG40 4QB
0118 973 5076

31 - 8 - 2001

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mr Thorpe,

Re: Coleshill Farm

Thank you for visiting Coleshill Farm on Friday with the Councillors to assess for themselves the situation.

I appreciate the farm looks somewhat neglected, but the main reason why planning consent has been applied for is to legitimize the position at the farm.

Should this suceeed, it will provide the inducement to invest money in the farm, without the fear of expending large amounts of money and then be closed down.

Should the councillors see fit to grant the permission as requested, an undertaking could be provided, that within twelve months a programme of restoration and improvement could be carried out to the site.
This could include the following ;

1. Clearing the site of all unnecessary rubbish.
2. Restoring Unit 1 to a functional and sound building (which could then possible be used for storage of the airbags).
3. The laying of a suitably surfaced access road through the site
4. A programme to provide adequate ventilation to the units in order to allow the doors to remain closed in the summer months.
5. Carry out the necessary measures to ensure the health and saftey of anyone working within the buildings

In short, the aim is to bring the buildings back,to provide a reasonable beneficial use, which would be to the betterment of the area generally and the immediate environment in particular.

Yours sincerely,

M C Allen

Sarah Enterprise

Re: Coleshill Farm Planning Application

Should the councillors see fit to grant the permission as requested, an undertaking could be provided, that within twelve months a programme of restoration and improvement could be carried out to the site.

This could include the following;

1. Clearing the site of all unnecessary rubbish,including the abandon cars.

2. Restoring Unit 1 to a functional and sound building (which could then possible be used for storage)

3. The laying of a suitably surfaced access road through the site.

4. A programme to provide adequate ventilation to the units in order to allow the doors to be closed in the summer months.

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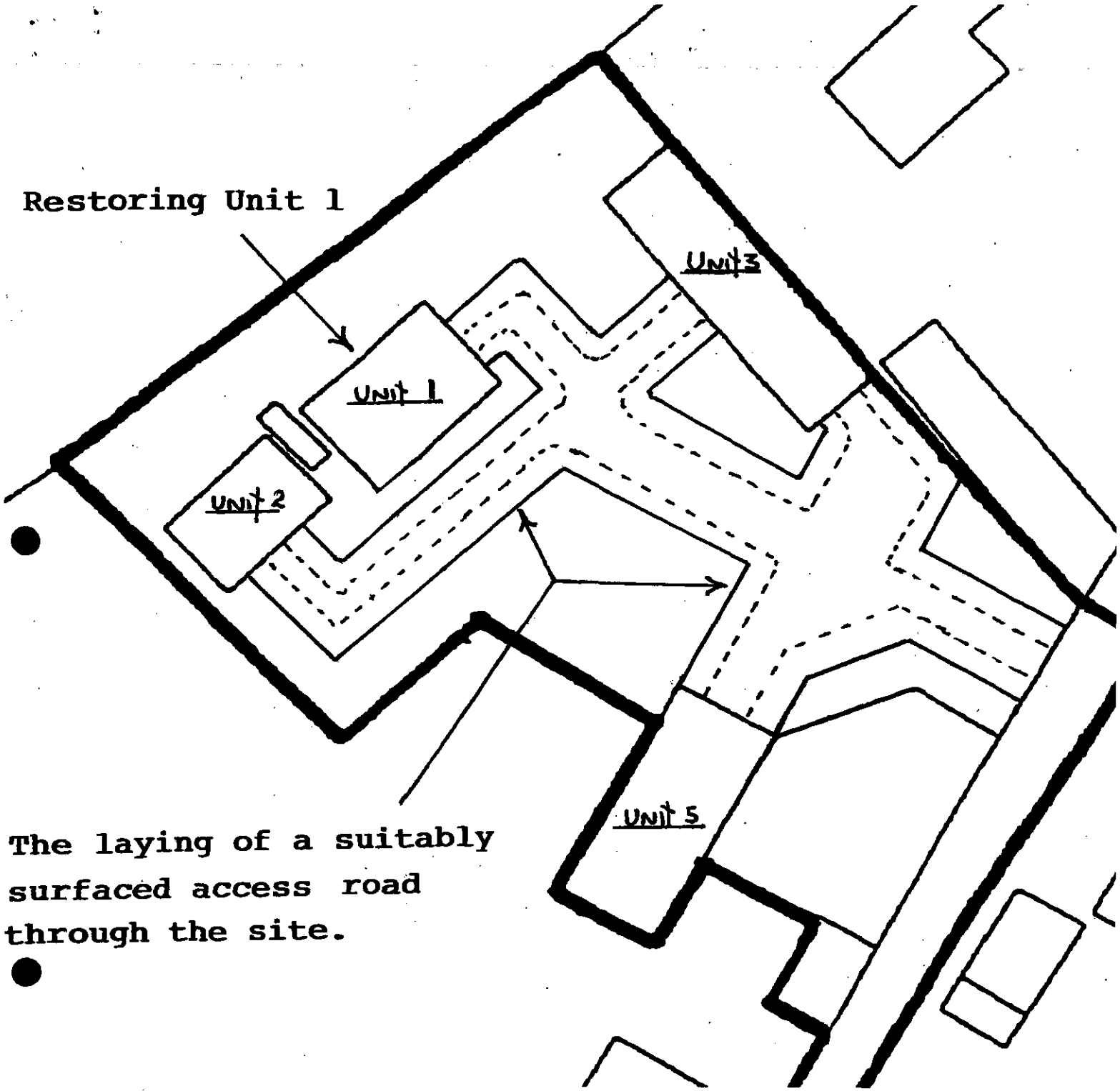

- The laying of a suitably surfaced access road through the site.

Coleshill Farm

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date 16 August 2001
My ref. MLT/F/2001/3555
Your ref.

Mr T Q Orr
Rushmere Lodge
9 Nine Mile Ride
Finchampstead
RG40 4QB.

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

Dear Mr Orr

COLESHILL FARM, 9A NINE MILE RIDE, FINCHAMPSTEAD

I refer to your letter of 30 July 2001, concerning the planning application relating to the above site.

My colleagues and I have carefully looked at this application, and are of the opinion that the planning case officer's recommendation that planning permission be granted is appropriate in this case.

The application will be considered by the Development Control Committee at its meeting on Wednesday 22 August 2001, which is due to commence at 7pm. Please find attached a copy of the Officer's report to committee, which sets out the relevant planning considerations. This meeting will be open to the public, and I also enclose a leaflet on public speaking at this meeting. If you should wish to speak at the meeting, please note that you must inform our committee section (tel: 0118 – 974 6058) no later than 5pm on Tuesday 21 August.

I hope this explains the circumstances of the case and how you may speak at the meeting if you so wish. However, if you require any further such guidance, please telephone me on the above number.

Yours sincerely

M L THORP
Principal Development Control Officer

Enclosure: committee report
public speaking leaflet

EC 0B8

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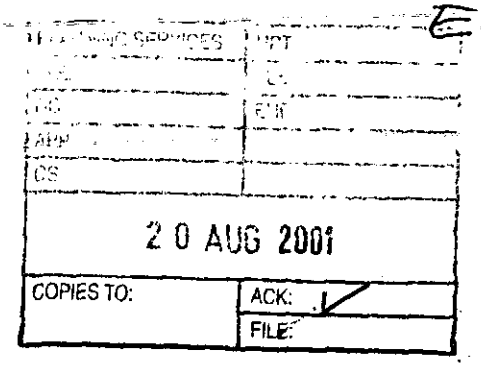

Mr T Q Orr
Rushmere Lodge
9 Nine Mile Ride
Finchampstead
Wokingham
Berks, RG40 4QB
16.08.2001
0118 973 2763

Wokingham District Council
Chief Executive's Office
PO BOX 150
Shute End, Wokingham
Berks, RG40 1WQ

Dear Ms Earl,

Application No: F/2001/3555 (Retrospective)
Site Address: Coleshill Farm, Nine Mile Ride, Finchampstead

Thankyou for responding to my letter of 30th July concerning the above (your ref CE/hkg/3/1 6th Aug 2001).

The only response which I received from your colleagues was an undated preprinted card informing me that the Environmental Services Dept is unable to respond to letters on an individual basis and referring me to the Central Support Team.

In the circumstances, this is totally unhelpful.

I have spoken to the Central Support Team. They cannot answer my questions.

Hence I am forced to write to you again.

You are probably unaware that Ms Connor visited the site and had a meeting with Mr Gottardo-Allen (representing the applicant) and Mr Cleaver (representing the residents here). After discussion of the planning history of the site and the wishes of both parties, she gave the distinct impression that the application would be refused but that consideration would be given to the site in the context of the forthcoming WDC housing plan for the area. All parties were happy with this.

Hence my shock and confusion to find that she is now recommending approval!

I do not know what to make of this. Perhaps unfairly, I begin to question the consistency/ competence/ suitable experience of this officer who has been placed in a position that can have a major impact on our lives and properties.

The comprehensive reasons given by the Planning Inspectorate for the refusal of the last Application led me and my neighbours to feel confident that no other would succeed.

How can these now be set aside?

Yours sincerely,

T Q Orr

Cc Anna Cronin
Elaine Connor

F/2001/3555 – Coleshill Farm

Members visited the site. Letter sent to members by applicant dated 31 8.01

Additional conditions Nos 7-11 proposed to address members' concerns

Rec: CA with the additional conditions as set out in the original and update reports in the agenda.

but cond. 10 altered

Coleshill Farm
9a Nine Mile Ride
Finchampstead
Berks
RG40 4QB
0118 973 5076

MLT

FOR	LET 47346
TCL	
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31 --8 SE2001

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Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mr Thorpe,

Re: Coleshill Farm

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I appreciate the farm looks somewhat neglected, but the main reason why planning consent has been applied for is to legitimize the position at the farm.

Should this suceeed, it will provide the inducement to invest money in the farm, without the fear of expending large amounts of money and then be closed down.

Should the councillors see fit to grant the permission as requested, an undertaking could be provided, that within twelve months a programme of restoration and improvement could be carried out to the site.
This could include the following ;

1. Clearing the site of all unnecessary rubbish.

2. Restoring Unit 1 to a functional and sound building (which could then possible be used for storage of the airbags).
3. The laying of a suitably surfaced access road through the site

4. A programme to provide adequate ventilation to the units in order to allow the doors to remain closed in the summer months.

5. Carry out the necessary measures to ensure the health and saftey of anyone working within the buildings

In short, the aim is to bring the buildings back,to provide a reasonable beneficial use, which would be to the betterment of the area generally and the immediate environment in particular.

Yours sincerely,

M C Allen
Sarah Enterprise

Coleshill Farm
9a Nine Mile Ride
Finchampstead
Berks
RG40 4QB
0118 973 5076

31 - 8 - 2001

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

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M. T. Allen
Sarah Enterprise

Re: Coleshill Farm Planning Application

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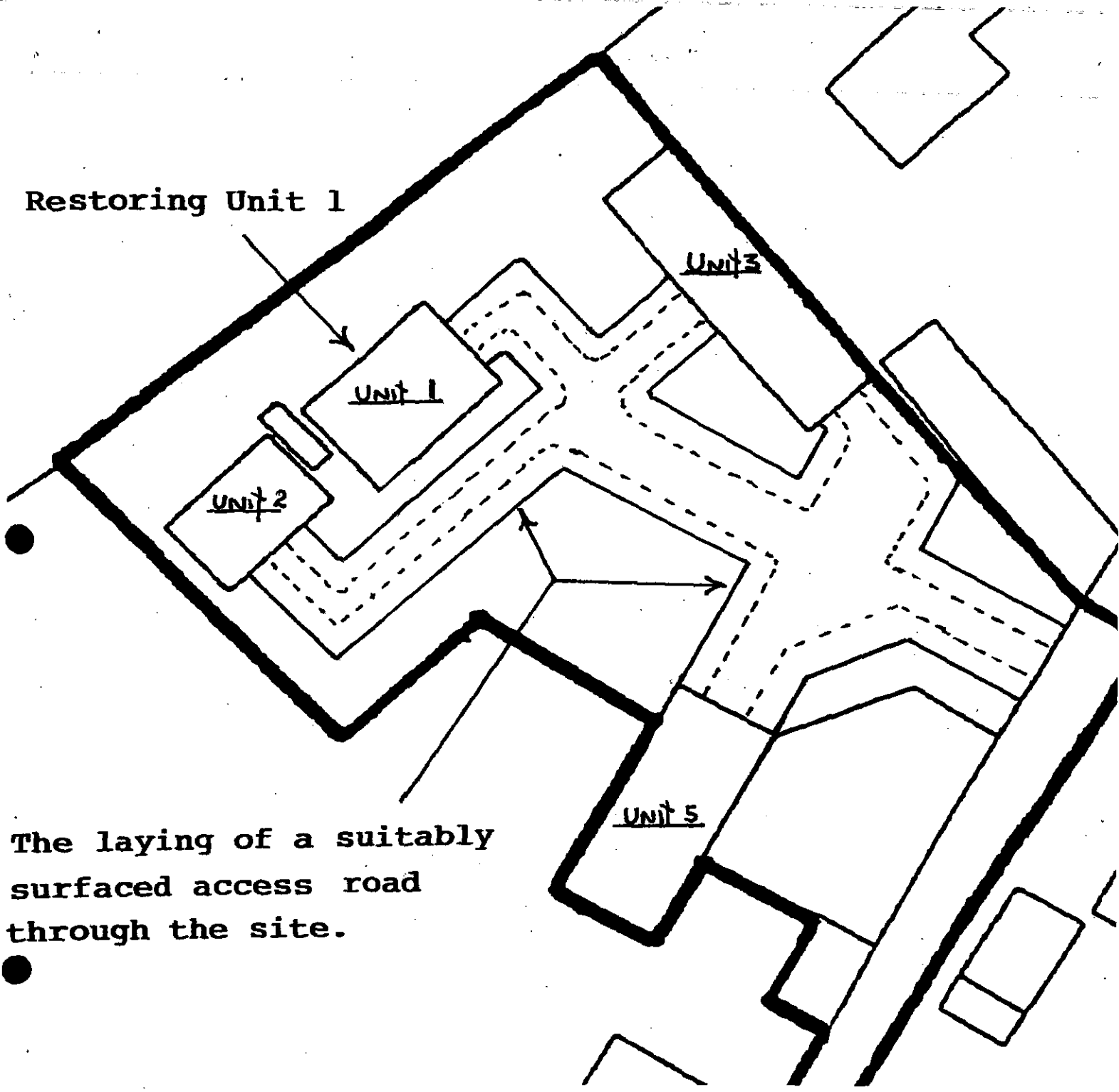

The laying of a suitably surfaced access road through the site.

Coleshill Farm

47590 APPLICATION No. F/2001/3555

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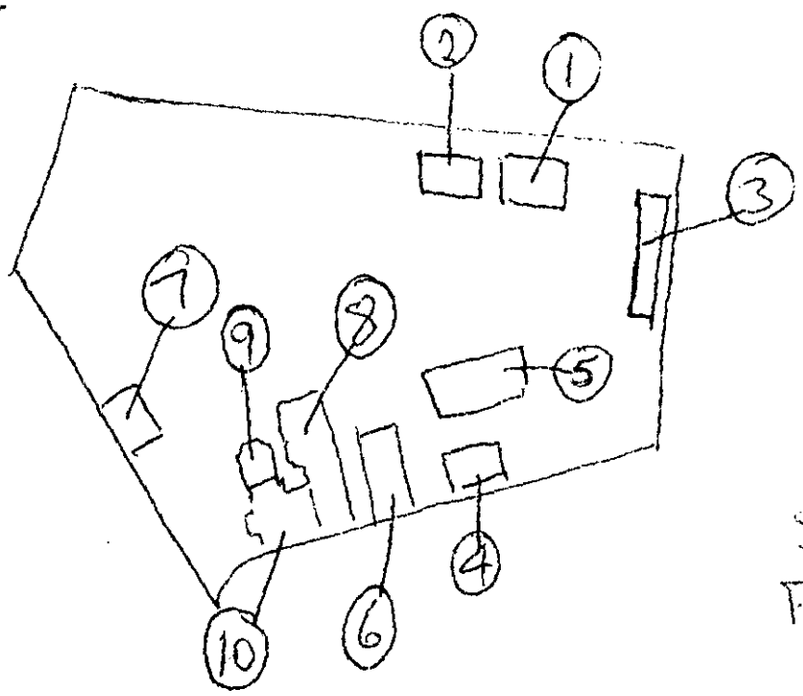
DEVELOPMENT CONTROL COMMITTEE

& ELAINE VASHI

APPLICATION No. F2001/3555.

1. OPEN BARN BUILT 1989. BY SCOTT'S
2. TIMBER SHED BUILT 1990. BY ME.
3. TIMBER SHED BUILT 1988 BY SCOTTS
4. DUTCH BARN BUILT BEFOR 1983 BY SCOTTS
5. CONCRETE SHED BUILT 1987 BY ME
6. OFFICE/STORE BUILT 1987 BY SCOTTS
7. 3 CAR GARAGE BUILT 1988 BY ME.
8. EXTENSION BUILT 1990 BY ME.
9. CONSERVATORY BUILT 1989 BY SCOTTS
10. OLD BUNGALOW BUILT 1983 BY ME.



SCOTT'S WERE FORMER OWNERS

THIS IS IN ANSWERE TO Mr ALLEN'S CLAIMS THAT ALL THE BUILDINGS WERE HERE BEFOR ANY OF THE RESIDENCE.

ROGER D. WAISTELL.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2001/3555

YOUR REF: F/2001/3555

TO: Elaine Vashi/Mike Thorp, Planning

DATE: 14 August 2001

PLANNING APPLICATION F/2001/3555
PROPOSED CHANGE OF USE FROM AGRICULTURAL TO LIGHT INDUSTRIAL (B1)C USE FOR THE MANUFACTURE OF AIR MATS, SILOS AND INFLATABLES
COLESHILL FARM NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM

Elaine,

The Highway Authority would normally resist a development of this nature on this site due to the substandard nature of the access road and its junction with Nine Mile Ride. A previous planning application relating to the use of these buildings for car repairs was objected to on highway grounds and sustained at appeal, where the inspector agreed that the car repairs could generate upto 36 vehicles movements per day and that highway safety would be adversely affected.

The application now being considered is acceptable as the number of vehicle movements can be controlled and kept significantly below that which would have been generated by car repairs, through the imposition of a personal consent. It is however important that the condition is made to a person and not 'enterprise' as written in the report. The number of movements likely to be generated by the applicants operations is likely to be in the order of 16-17 per day which would not be a significant increase on the existing agricultural uses of the site. Therefore on this basis it would be appropriate for the Authority to recommend a personal condition as without it we would recommend refusal.

As stated above, a typical B1 C use could generate up to 36 movements and therefore with a personal condition and without prejudice to our standards the Highway Authority recommends approval with the conditions identified in the memo dated 19th July 2001.

Regards,

Adam Coggins
Highways Officer

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Hazel.McKay@wokingham.gov.uk
Date 4 October 2001
My ref. HIMcK/SB/F/2001/3555
Your ref.

4 7 8 8

Mr R D Waistell
"Lanes End"
9 Nine Mile Ride
Finchampstead
WOKINGHAM
Berkshire
RG40 4QB

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

Dear Mr Waistell

PLANNING APPLICATION NO. F/2001/3555
COLESHILL FARM, 9A NINE MILE RIDE

I have been asked to respond to your letter faxed to the Chief Executive on 18 September 2001.

As you are no doubt aware, having attended the meeting of the Development Control Committee, the above application was approved subject to an amendment to one of the conditions.

The decision notice for that consent has not yet been granted but once it has I will ensure that any action necessary is taken to enforce the conditions.

Yours sincerely

Hazel I McKay
Professional Assistant to Anna Cronin

cc: Elaine Vashi, Planning Assistant
Ian Jordan, Principal Information & Support Officer
Anna Cronin, Head of Planning & transportation
Jane Earl, Chief Executive

CHIEF EXECUTIVE.
SENIOR MEMBERS SERVICES OFFICER.
ROGER D WAISTELL.
0118 9731904

WOKINGHAM DISTRICT COUNCIL
RECEIVED
18 SEP 2001
COMMITTEE SECTION

18 SEP 2001

RE:- APPLICATION Nº E/2001/3555.
LEESHILL FARM 9A, NINE MILE RIDE.
PAGE 792, CONDITION Nº6.
SEWING MACHINE STILL IN USE AFTER 8 P.M. SITE VACATED APPROX 8:30 P.M.
FRIDAY 14th SEPTEMBER 2001.

DITTO
SATURDAY 15th SEPTEMBER 2001.

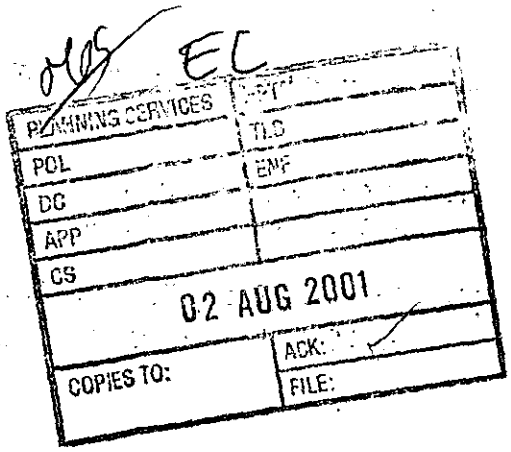
SUNDAY 16th SEPTEMBER 2001.
APPROX 8.30AM TO APPROX 6.P.M.

MONDAY 17th SEPTEMBER 2004.
SEWING MACHINES STILL IN USE AFTER 7.30PM

PAG 787 CONDITION Nº 7 ALSO APPLIES TO THE ABOVE.

THE MEMBER AT THE MEETING ON 12-9-01 WHO WAS CONERNED ABOUT LOCAL EMPLOMENT ALSO SAID THAT THE 6Nº MACHINES IN USE DIDNOT MAKE AS MUCH NOISE AS 1Nº LAWN MOWER. BUT DO NOT YOU EXPECT TO HERE A LAWN MOWER IN A RETIDENTIAL AREA & NOT HERE SEWING MACHINES.

YOURS SINCERELY
Roger D Waistell.



Mr T Q Orr
Rushmere Lodge
9 Nine Mile Ride
Finchampstead
Wokingham
Berks, RG40 4QB
30.07.2001
0118 973 2763

Ms Elaine Connor
Planning Officer
Environmental Services Dept
Wokingham District Council
PO Box 157
Shute End, Wokingham
Berks, RG40 1WR

Dear Ms Connor,

Application Number: F/2001/3555
Site Address: Coleshill Farm, Nine Mile Ride, Finchampstead

The above proposal relates to a change of use from Agricultural to Light Industrial (B1)C use for the manufacture of Air Mats, Silos, and Inflatables (retrospective)

Coleshill Farm is immediately adjacent to the Northern boundary of my garden.

I find it totally incomprehensible that you have recommended approval of the above proposal. I simply cannot believe that you think it is appropriate to start an industrial estate in this predominantly rural/residential area Would you please treat the following questions as urgent and let me have your answer without delay.

1. Please let me know what are the grounds for your recommendation?

2. If this change of use is granted, what is to stop the whole of Coleshill farm being covered in "light industrial" units in no time at all?

2. Are you aware of the trouble which this use has caused in the nine months that it has been operating- the traffic and noise at all hours which have been reported to your department again and again. I trust that you have not been taken in by the promises of working social hours and only one van a day, which are a joke!

3. Are you aware of the history of planning applications on this site?- notably 98/68552/F dated 22/12/98- APP/X0360/A/99/1021488, 1021133, 1021416 for which the Planning Inspectorate listed many reasons for the rejection of such proposals. How is it that these can now be set aside?

In conjunction with my other affected neighbours, we intend to have this application "listed" so that we at least have the opportunity to put our case before a decision is made.

By copy of this letter I am bringing this matter to the attention of the Chief Executive of WDC because of the gross planning inconsistency and unfairness displayed by your recommendation.

Yours Sincerely,

T Q Orr

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Hazel.McKay@wokingham.gov.uk
Date 4 October 2001
My ref. HIMcK/SB/F/2001/3555
Your ref.

4 7 8 48

Mr R D Waistell
"Lanes End"
9 Nine Mile Ride
Finchampstead
WOKINGHAM
Berkshire
RG40 4QB

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

Dear Mr Waistell

PLANNING APPLICATION NO. F/2001/3555
COLESHILL FARM, 9A NINE MILE RIDE

I have been asked to respond to your letter faxed to the Chief Executive on 18 September 2001.

As you are no doubt aware, having attended the meeting of the Development Control Committee, the above application was approved subject to an amendment to one of the conditions.

The decision notice for that consent has not yet been granted but once it has I will ensure that any action necessary is taken to enforce the conditions.

Yours sincerely

Hazel I McKay
Professional Assistant to Anna Cronin

cc: Elaine Vashi, Planning Assistant
Ian Jordan, Principal Information & Support Officer
Anna Cronin, Head of Planning & transportation
Jane Earl, Chief Executive

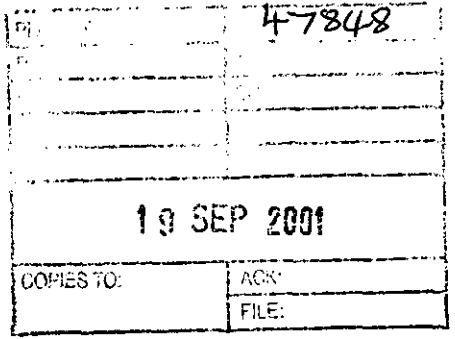
MLT

Mike, as per my email.

Obtain File
Initiate inspection
Fax back message
to Roger Waistell (~~[illegible]~~).

	47848
19 SEP 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL





Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments Kevin Jack.

Approved 12 Sept with additional conditions

To CHIEF EXECUTIVE.
TO SENIOR MEMBERS SERVICES OFFICER.

ROGER D WAISTELL.
0118 9731904

WOKINGHAM DISTRICT COUNCIL
RECEIVED
18 SEP 2001
COMMITTEE SECTION

19 SEP 2001

RE:- APPLICATION Nº F/2001/3555.
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YOURS SINCERELY
Roger D Waistell.

RD + EJ WAISTELL

"LANDS END"

9 Nine Mile Rd

Finchampstead

Wokingham

RG40 4QB

F/2001/3555.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2001/3555

YOUR REF: F/2001/3555

TO: Elaine Vashi, Planning

DATE: 19 July 2001

PLANNING APPLICATION F/2001/3555
PROPOSED CHANGE OF USE FROM AGRICULTURAL TO LIGHT INDUSTRIAL (B1)C USE FOR THE MANUFACTURE OF AIR MATS, SILOS AND INFLATABLES
COLESHILL FARM NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM

Elaine,

The inspector's appeal decision for planning application no. 98/68552/F, which was of a similar nature at the same site made reference to highway safety. It concluded that the additional movements on a sub-standard lane that is accessed via a sub-standard junction would be liable to result in conflict between vehicles to the detriment of highway safety.

However, in view of the applicant's supporting information for planning application no. F/2001/3555 the highway authority are satisfied that the number of movements generated by the proposals would not be more than the existing agricultural use on the site.

Therefore in this instance and without prejudice to our standards the Highway Authority recommends the following conditional approval:

1. Any approval shall be made personal to the applicant and the type of B1(C) use as stated.
   Reason: To ensure a satisfactory form of development that would not impinge on highway safety.

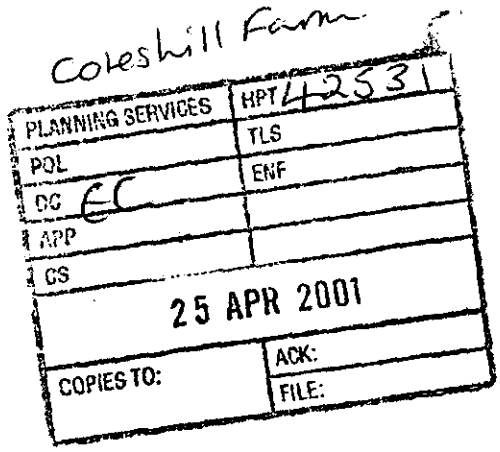
2. C122, R122

3. C137, R137

Regards,

Adam Coggins
Highways Officer

Sarah Enterprises
The Lodge
Coleshill Farm
9a Nine Mile Ride
Finchampstead
Berks
RG40 4QB
(0118) 973 5076



23 April 2001

Your Ref: F/2001/3555

Our Ref: SE/MA/CF3

Elaine Connor
Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Miss Connor,

Further to your letter of the 18 April in regard to vehicle movements in relation to the above application, we beleive the following is a realistic appraisal.

With regard to Lublan, units 3, 5 & 2 on an average day there are 5 car movements in and the same out, during the day there is on occasion an additional 1 or 2 car movements in respect of visitors. there is also during the course of the week two Transit vans, one to deliver material and the other to collect the finished product.

In repect of A Cowdry, Unit 4. this unit is not used daily, but there is 3 or 4 movements a week of either a Transit van or a Range Rover.

As stated in previous correspondence the traffic movements are far less than if the unit was still an active farm using tractors and agricultural machinery plus farm hands transport.

In reply to the confirmation you seek with regard to a personal condition attached, this would be totally acceptable to us should you consider approving the application.

Should you require any futher clarification, we await you reply.

Yours sincerely,

Sarah Enterprises

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

HPT	
POL	TLS
DC	ENF
APP	
CS	
25 APR 2001	
COPIES TO:	ACK:
	FILE:

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Elaine Connorl
Development Control

Your Ref: F/2001/3555

Date. April 23, 2001

PROPOSED: CHANGE OF USE OF AGRICULTURAL BUILDINGS TO B1 LIGHT INDUSTRIAL

LOCATION: COLESHILL FARM 9A, NINE MILE RIDE

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following conditions be attached should planning consent be granted:

(i) All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the local Planning Authority.

Reason To safeguard the residential amenity of the adjacent dwelling.

No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

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

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Denewood
Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 4QB

PLANNING SERVICES	HPT
POL	TLS
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CS 065	
10 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

Ms E Connor
Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

8 April 2001

Dear Miss Connor,

Re: Application number F/2001/3555

Site: Coleshill Farm, Nine Mile Ride, Finchampstead.

I am writing to submit my comments on the above.

I was disappointed not to have received the schedule of (B1)C uses following our meeting, however, I can confirm that I met with the applicant and discussed his plans for the site. A number of issues have arisen from that meeting that I would wish to understand in more detail.

Firstly the applicant states that he will simultaneously submit an appeal to any refusal of the above whilst also submitting an application for redevelopment of the site as residential housing.

Secondly the applicant believes that only through obtaining (B1)C use will he obtain eventual permission for housing ie releasing the agricultural tie to the land.

I am not convinced of this logic nor do I see any precedent for this in recent planning decisions. What does concern me is the fact that it has taken 9 months for an application of any kind to be submitted. As a point of principle I object to any retrospective or certificate of lawful use as far as any planning application is concerned.

I am prepared to discuss with the Council its planning policies as far as the site is concerned and indeed, have written in the past to Councillor Long on this matter.

In terms of the above application I feel we have been put in this unenviable position simply through lack of action by the Council in the past coupled with the inevitable precedent that has been set by granting CLU for the garages. Your own Enforcement Officer commented on the traffic generated by the garages and the unsuitability of this down the single track approach to the site. The Planning Inspectorate in their previous decision on this site (ref

98/68552/F dated 22/12/98 - APP/X0360/A/99/1021488 et passim) has comprehensively listed the reasons against such development so I will not detail them again here, suffice to say I have no doubt you will look at these as part of your evaluation of the application.

The concerns I have extend to the lack of control that can be exercised on this site if permission is given. We already have concerns over the hours worked at this site (and indeed the garages). There is little evidence of any controls that can be exerted by either your department or Environmental Health in respect of hours, noise etc for this type of operation. I do not believe we could expect any controls particularly if the users of the site were merely tenants or if the ownership of the site were to change eg if any application for housing was turned down.

On balance I cannot approve of this application on the basis that the rural tranquility of the area would be harmed and the increased traffic along a single track lane. I would however be more than happy to discuss the future development of the site and no doubt I will get this opportunity when the application for housing is submitted.

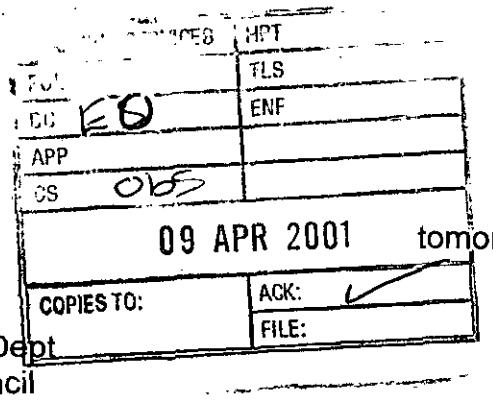
I would wish to be informed of the outcome of this decision.

Yours sincerely



Martin Cleaver

Mr T Q Orr
Rushmere Lodge
9 Nine Mile Ride
Finchampstead
Wokingham
Berks, RG40 4QB
05.04.2001
0118 973 2763
tomorr@iclway.co.uk



Ms Elaine Connor
Planning Officer
Environmental Services Dept
Wokingham District Council
PO Box 157
Shute End, Wokingham
Berks, RG40 1WR

Dear Ms Connor,

Application Number: F/2001/3555
Site Address: Coleshill Farm, Nine Mile Ride, Finchampstead

I wish to object strenuously to the proposed change of use from agricultural to Light Industrial (B1)C which is the subject of the above Application.

In considering my grounds for objection below, the Council must also consider what will happen on Coleshill Farm in future if the change of use is granted. There would certainly be a substantial increase in the volume of activity and a diversification into other even more intrusive and unsuitable kinds of activity.

Adverse effect on the character of the area

The character of the area concerned is rural and residential. The proposed development does and would harm the character of the area. It is contrary to the Council's policies for the area. It is spoiling and will spoil the enjoyment of the area by those who purchased homes there because of its quiet rural character.

Resricted access to the site

It is accessed via a long narrow winding single track lane in which vehicles coming from opposite directions can only pass by making use of the entrances to the residential properties in the lane. There would appear to be four or five people involved in the activity on the site at the moment and this could well increase. There are also deliveries of materials and movement of finished goods

sometimes in very large vehicles that have difficulty negotiating the narrow lane. This does and would increase the conflicts in the lane between vehicles moving in opposite directions. There have already been some nasty confrontations because of this. However, the real point is that the access is not adequate and we, the residents, are already suffering inconvenience as a consequence of the increased traffic as well as the increased risk of harm to children, animals and property.

Threat to Highway safety

The lane which gives access to the site leads to Nine Mile Ride a busy 50mph road which carries some 5000 traffic movements per day. Visibility in both directions for emerging drivers is well below the standard required. The traffic situation at the junction is made worse by the fact that vehicles trying to turn into the lane have to stop and wait in Nine Mile Ride if there is a vehicle trying to turn out of the lane because the lane is too narrow to accommodate both at once. This is a dangerous situation made even worse by the fact that there is a nursery school immediately on the East side of the junction with cars entering and leaving it and sometimes queueing in the main road. The extra traffic caused by this proposal adds to these hazards.

Reduction of the green gap

The farm is part of the green gap between Finchampstead North and Arborfield Garrison. This change of use has a seriously urbanising effect on the area which spoils the effectiveness of the gap which is contrary to the Council's policy and plan for the area.

Pollution

The increased traffic brings noise and dust and ploughs up the grass verges. There is also the noise of machinery which is not appropriate in this area.

Repeated failure to follow the Planning Regulations

This is yet another retrospective planning application for Coleshill Farm. Why is WDC not more firm in enforcing the planning rules? Planning permission should be sought in advance. Some Councils enforce this rule. Why not Wokingham DC?

Escalation in the Future- the adjoining example

Adjoining the farm is a site which was granted a Lawful Development Certificate for car repair on the basis that there was evidence of continuous use for this purpose in the preceding ten years. The continuous use was by one of the residents of the lane who had run a small (man and a boy) very low volume

specialist business restoring vintage racing cars which was not objectionable as it seemed to happily blend into the landscape. However, the granting of the Lawful Development Certificate has enabled the operator of that site to escalate the activity so that there are now four separate workshops on the site employing five to seven people most of whom are in the mainstream car repair business. As a consequence, the narrow access lane is already overloaded with their customers and even car transporters delivering and collecting cars, car part delivery vehicles, and cars being taken out on test. This has been a terrible blow to the area in every conceivable way.

In my view WDC should not have permitted this. The Council should have known what could and would happen. Please do not let us have another such blunder. If Light Industrial use is permitted on Coleshill Farm the scale of activity will certainly escalate with further consequent adverse effect to the character of the area, the access to residents properties, road safety, and noise pollution.

In view of all of the above points, I believe that this proposed change of use for Coleshill Farm should not be permitted

Yours Sincerely,

T Q Orr

The Pentre
9, Nine Mile Ride
Finchampstead
Berks
RG40 4QB
5thApril 2001

Dear Sir, Madam

Application no F/2001/3555

Thankyou for your letter of 21st March 2001 in connection with the above application.

There have been a wealth of similar applications in the past , all of which have been refused. Please refer to your records for previous planning requests and refusals.

My objection is based on previous ones but the key points are:-

The proposal is inappropriate use of open land in the countryside and on land which is a gap between settlements. The proposal has a detrimental effect on the character and appearance of the countryside and is contrary to a variety of County and local government Policies as outlined in the attached notification of refusal of planning permission for Sarah Enterprises dated 22/12/98 ref application no 98/68552/F.

The proposed development generates additional traffic movements onto Nine Mile Ride where vehicle speeds are high and the safety and flow of the traffic is adversely affected. Again the proposal is contrary to a variety of County and local government Policies as outlined in the attached notification of refusal of planning permission for Sarah Enterprises dated 22/12/98

The access lane is inadequate because of its width and absence of passing places. It is alleged that there have already been uncomfortable incidents involving right of way with the users of the site. Once again the proposal is contrary to a variety of County and local government Policies as outlined in the attached notification of refusal of planning permission for Sarah Enterprises dated 22/12/98

Please note my letter of 15th October 2000. Vehicle traffic continues to increase from this site and this starts as early as 6am. The residents would like to return to the tranquil countrified ideal with a limited amount of vehicle traffic using the access lane.

It is further alleged that there continues to be car maintenance and vehicle repair on this site.

Finally any authorisation of change of use to light industrial has the potential of opening the floodgates to a whole range of increased activities. Your previous records will show that there have already been some most unsuitable activities being undertaken. Historically there has been a total lack of sensitivity to neighbouring properties and residents as a direct result from the various uses that this site has been put. There are no indications that this will change. It is therefore extremely important that planning permission is refused and that WDC should maintain constant vigilance.

Yours faithfully

CD Bush

To :-
Enviromental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berks
RG401WR
Your ref Elaine Connor F/2001/3555

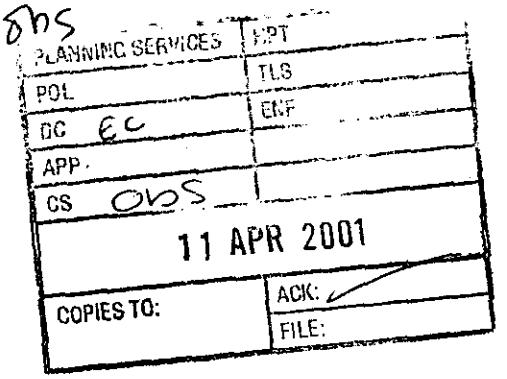
DC EC
APP
CS Obs
09 APR 2001
COPIES TO:
ACK:
FILE:

Pentre Stables,
9, Nine Mile Ride,
Finchampstead,
Berks.
RG40 4QB

9th April, 2001.

Your Ref: F/2001/3555

Attn Elaine Connor,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berks,
RG40 1WR.



Re; Application for change of use by Sarah Enterprises at Coleshill Farm from Agricultural to Light Industrial.

My comments regarding this application are these:-

1. Any change of use along these lines would set a dangerous precendent, although the planning department state each case is treated on merit.

2. Coleshill Lane is a privately owned lane and any persons being employed at Sarah Enterprises do not have, nor would have right of way or access over the lane.

3. There are numerous buildings on the site which would inevitably be brought into play for further businesses. In other words, the flood gates would be opened should this application be successful. The deeds clearly state no manufacturing is to be carried out on this site.

4. I draw the Planning Officers attention the Ministry's Inspectors comments for his refusal of the previous application by Sarah Enterprises.

5. Applications made for any business to be carried out at Coleshill Farm have been made retrospectively. Does this mean that the owners are unaware of the planning procedures? I think not, as I know Mr. Ratten has made the

Cont...

correct procedure known to them on numerous occassions in the past (see attached). The only conclusion to be drawn by this is that the owners have a total disregard to laid down planning laws.

6. Should the change of use be granted, what signal does this send out to other individuals considering the same route!

Yours faithfully,

Mr. L. Tomlin.

Enc.

Tel. (0118) 9778783 (Direct Line)

Date 19 March 1997

Your ref.

My ref. PIW/2/449

Mr Mrs Tomlin ,
Pentre Stables ,
9 , Nine Mile Ride ,
FINCHAMPSTEAD ,
Wokingham ,
Berkshire.

Planning Department
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 978 6833
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear Mr Mrs Tomlin ,

SARAH ENTERPRISES.

COLESHILL FARM / LANES END / DENEWOOD - UNAUTHORISED ACTIVITIES.

Further to my telephone conversation with Mrs Tomlin on 18 March 1997 I write to advise you of the situation with regard to the above named premises.

(1) THE OWNERS

Coleshill Farm.

An inspection of the premises has taken place with regard to the unauthorised car repairs and maintenance taking place within outbuildings on the land , and also with regard to the open storage of numerous motor vehicles. The matter is being dealt with by solicitors who , I am advised , intend to submit an application for a Certificate of Lawful Use for the car repair activity. Such an application would require documentary proof and in all probability sworn affidavits , to substantiate an uninterrupted period of ten years of such use. The onus of proof is on the applicant , not the local authority. Additionally if such an application is submitted then residents in the more immediate vicinity would be given the opportunity to render written letters to either substantiate or repudiate such a claim. I await developments on this front. To date no application has been submitted.

RETROSPECTIVE

Lanes End.

A recent inspection of the premises revealed that the owners are in fact living on the site in a mobile unit. No permission has been granted for such development. In 1990 permission was refused for the siting of a mobile home for living accommodation. Advice has been given that the mobile unit should be vacated. . I have since received a verbal statement that the owners will be submitting a fresh application with regard to living on the site . If an application is subsequently submitted it will be dealt with in the usual way. Failure to submit an application will result in enforcement action being implemented.

Denewood.

On 17 February 1997 correspondence was received from agents acting on behalf of the owners of the premises who advised that they had been instructed to submit an application for a Certificate of Lawful Use in respect of the use of the premises for car repairs and maintenance. Further details and affidavits are currently being prepared. The same situation therefore exists as with Coleshill Farm.

At this moment in time I am powerless to take further action against any of the aforementioned unauthorised uses and development. I will obviously endeavour to keep you informed as to any developments. I do not however envisage any real development for at least a month or more.

RECYCLED 75% PAPER
NARM APPROVED RECYCLED
INVESTORS IN PEOPLE UK
LOW CHLORINE PAPER

Yours sincerely



P I WRATTEN
Senior Enforcement Officer (South)

R. D. + E. J. WAISTELL
"LANES END",
9, NINE MILE RIDE,
FINCHAMPSTEAD.
WOKINGHAM.
BERKSHIRE.
RG.40.4QB.

PLANNING SERVICES	APT
POL	TLS
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CS OBS	
26 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

14-4-01

RE:- PLANNING APPLICATION
Nº F/2001/3555
COLESHILL FARM 9A, NINEMILE RIDE.

TO THE COMITTEE & ELAINE CONNOR,

OUR OBJECTIONS TO THIS APPICATIONS ARE AS FOLLOWS.

1/ WORKING SEVEN DAYS A WEEK INCLUDING BANK HOLIDAYS, NO CONSIDERATION FOR OTHERS
2/ LOUD MUSIC (DAY + NIGHT.) UPSET BOTH
3/ SEWING MACHINES (DAY + NIGHT) US + OUR HORSES
4/ EARLY MORNING START (5-30 AM)
5/ LATE FINNISHES (2+ AM) WAKE US FROM SLEEP.
6/ DOGS ALWAYS BARKING
7/ OLDER BITCH HAS VICIOUS HISTORY, BITTEN THREE PEOPLE (ONE NEEDED MEDICAL TREATMENT) SNAPS + SNARLS AT ANYONE WHO VISITS OUR HOME + US.
8/ THE MAN WHO RUN THE BUSINESS IS VERY AGGRESIVE, ABUSIVE, THREATENING + EXTREMLY OFFESIVE.
9/ DUTCH BARN TYPE BUILDING IS BEING USED FOR VEHICLE REPAIRS. (ORDER AGAINST THIS USE LAST YEAR)

YOUR SINCERLEY Roger D Waistell
E J Waistell

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 18 April, 2001
My ref: F/2001/3555
Your ref:

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

Sarah Enterprise
Coleshill Farm
9a Nine Mile Ride
Finchampstead
Berkshire
RG40 4QB

Dear Sir or Madam

RE: RETROSPECTIVE PLANNING APPLICATION FOR CHANGE OF USE FROM AGRICULTURAL TO LIGHT INDUSTRIAL (B1)C USE FOR THE MANUFACTURE OF AIR MATS, SILOS AND INFLATABLES.
APP NO. F/2001/3555

I refer to the above planning application currently being considered by the Local Planning Authority.

I have received comments back from the Councils Highway Authority who have requested additional information on the number of vehicle movements associated with the proposal, on a daily basis. The Highways Authority also seeks confirmation that a personal condition would be acceptable should they recommend approval of the application.

I would be grateful if you could provide me with this information within the next 7 days so that we can proceed with your application. However should you wish to discuss this matter further please do not hesitate to contact me on the above number.

Yours faithfully

ELAINE CONNOR
Planning Assistant

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 21 March 2001

Application Number: F/2001/3555

Proposal: Proposed change of use from Agricultural to Light Industrial (B1)C use for the manufacture of Air mats, silos and inflatables. (Retrospective).

Parish: FINCHAMPSTEAD PARISH

Site Address:
Coleshill Farm, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Sarah Enterprises .

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).

Comment

In view of the substandard nature of the access road and junction with Nine Mile Ride and the previous inspectors appeal decision on application no. 98/68552/F, the Highway Authority would like additional information on the number of movements associated with the proposals on a daily basis.

I would also like confirmation from the applicant that they are willing to accept a personal condition should the Highway Authority recommend approval.

Signed: _____ **Print name:** Adam Coggins 30/03/01

FROM: Elaine Connor

DATE: 21 March 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3555

Proposal: Proposed change of use from Agricultural to Light Industrial (B1)C use for the manufacture of Air mats, silos and inflatables. (Retrospective)..

Site Address: Coleshill Farm, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Sarah Enterprises .

Your observations are required in respect of this application **by 14/04/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 30-3-01

Clerk To Finchampstead Parish/Town Council.

Our ref: SP\2001\003435\001
Your ref: F/2001/3555
Date: 3rd April 2001

ENVIRONMENT AGENCY

PLANNING SERVICES 42048
POL | TLS
DC EC | ENF
APP
CS
05 APR 2001
COPIES TO: | ACK: | FILE:

FAO: Elaine Conner
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Madam

PROPOSAL: Change Of Use: Agricultural To Light Industrial
LOCATION: Coleshill Farm, Nine Mile Ride, Finchampstead

Thank you for your letter dated 21 March 2001, which was received on 23 March 2001. You are asked to quote the following reference in any correspondence: **SU76SE/23/2**. The Environment Agency has no objection to the proposed development.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name	Details
SU 777 651	115m	Moor Farm, Finchampstead	Inert Waste
SU 778 751	5m	Coleshill Farm, Long Moor	Unknown Waste

In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The applicant is advised to incorporate gas protection measures into the design of the building. Suitable

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

Land Drainage: Contact Amanda Reed On 01276 454331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matt Rose
Development Planning Team

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 12 MAR 2001	
Officer: EC	Application No. F/2001/3555

99/106

Map No.	Site 0.53 .....
Easting:	Flood Pln .....
Northing:	Mineral .....

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

Description:
(F) Proposed change of use from Agricultural to Light Industrial (B1)c use for the manufacture of Air mats, Silos an Inflatables. (RETROSPECTIVE)

Location: Coleshill Farm, 9a Nine Mile Ride

Parish: Finchampstead Ward: Finch South.

Applicant: Sarah Enterprises

Fee Received 190.00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ tick if required (9) PW

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Red line to include access from highway. Is scale 1:200 correct??	✓ 12/9	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties		requested again 17/10 +	
3	Forms unsigned	~~Q 24 filled in incorrectly on most forms (looks correct on top one)~~	again 24/1	
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Need to submit existing & proposed floor plans.	12/9	✓
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

12 MAR 2001

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.3.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (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: (Rural Area)

.....

.....

.....No pre-apps.....

NEIGHBOURS:

2x S/N+ Sungrow Systems, Coleshill Farm, Nine Mile Ride
Denewood, Nine Mile Ride, Finchampstead
Rushmere Lodge, 9 Nine Mile Ride, Finchampstead
The Pentre, 9 Nine Mile Ride, Finchampstead
Santolina, Nine mile Ride, "
Penta Stables, " " " "
Home Farm, " " " "
No. 11 The Bungalow, Nine Mile Ride
Paddock Farm, Coleshill lane, Nine Mile Ride
13a Nine mile Ride, Finchampstead

one to be at access from Nine Mile Ride

12.MAR2001 02 FEB 2001 5555

Sarah Enterprises
Coleshill Farm
9a Nine Mile Ride
Finchampstead
Berks
RG40 4QB
0118 973 5076

Mrs Hurst
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
RG40 1WR

31-01-2001

Dear Mrs Hurst,

Thank you for your letter of 24-01-2001 regarding the application for change of use.

Since submitting the origional application all but one of the tennants have now vacated the site. On advice we have subsequently been in dialogue with the Ministry of Agriculture, Fisheries and Food with a view to re-designate the site from Agricultural to a Brown Field Site.

This would seem appropriate as the site is now approximately 2 acres of asphalt chippings impregnated with oil etc from years of use as a factory, workshops and car usage and totally unviable as any agricultural use whatsoever. It should be borne in mind that originally the farm was approx. 40 acres but for years it has been reduced and reduced till it is now as we said approx. 2 acres.

If it is acceptable with the Council we believe it would be prudent to await the outcome of MAFF's decision with regard to the site before proceeding with the application as their decision could effect the application we make.

Please advise us if this line of action is acceptable to you, as it should only delay the situation for a matter of weeks and could help to clear up the situation at Coleshill Farm once and for all.

Yours sincerly,

Sarah Enterprise

CC
P I Wratten Senior Enforcement Officer

1789/a

SECTION 66 CERTIFICATE

Application No.

12.MAR2001* 3555

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
Jenkins O'Dowd & Barth	384 Garrett Lane London SW18 4HP	18 - 2 - 2001

● 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

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

on (d) . . . . . .

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . Sarah Enterprises . . . . . .

Date . . . 12 - 3 - 2001 . . . . . .

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

Tel. 0118 9746429 (Direct Line)

Date 24-01-01

Your ref.

My ref.

12.MAR200

WOKINGHAM DISTRICT COUNCIL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

· Sarah Enterprise
Coleshill Farm
9a Nine Mile Ride.
· Finchampstead.
RG40 4QB

Dear

I return your application as it cannot be determined for the following reasons:.

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
(4)	The red line denoting the application site does not extend to the public highway. Is scale 1:200 correct? Please check.	☑
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

I have been requested by Mr Wratten, enforcement Officer to chase up your invalid application. It was returned to you (with cheque) on 12-09-00 for additional information. I have indicated on this form again what was required. Please make sure you have a valid application within 14 days or Mr Wratten will have to start enforcement action

PTO

① ADDRESS Coleshill Farm PARISH Linchampst E

PLOT No. 9A Nine Mile Ridge ORD. SHEET No.

BUILDER 1094/71R · 915/72 R-06197-R [illegible] [illegible] 0/44/66 C/A O/L 21.3.66

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~12516~~ 06777 -	MR. G. SCOTT	REPL. BUNGALOW	29.9.77	N/A REF
11854	MRS. Y SCOTT	CARAVAN & S/L	22.11.79	N/A 30.11.80 TP
12516	"	CARAVAN	14.2.80	N/A REF
13992 -	"	NEW FARM HOUSE	28.8.80	N/A REF
14674	"	S/L.	15.1.81	N/A 31.1.82 TP
14675	"	RENEWAL 11854	15.1.81	N/A 31.1.82 TP
16957 -	"	AGR. DWELLING	WITHDRAWN	
16958	"	RENEWAL 14674	11.3.82	N/A 31.1.83 TP
16959	"	" 14675	11.3.82	N/A 31.1.83 TP
18826,7	"	S/L & MOBILE HOME (16959)	10.2.83	N/A REF
18817 -	"	O/L AGR. DWELLING	WITHDRAWN	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS SECT. 53 DETERMINATION - RECLAMATION OF LAND TO AGR. STANDARDS

DRAINAGE

091074 187/59 D SCOTT ~~BUNGALOW~~ 10.11.59 ~~APP~~ ~~APP~~

② ADDRESS Coleshill Farm PARISH Linchampst E

PLOT No. 9A Nine Mile Ridge ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19776	MRS. Y. SCOTT	RENEWAL 16958	28.7.83	N/A 31.7.84 TP
19777	"	" 16959	28.7.83	N/A 31.7.84 TP
23056 -	MR. G. SCOTT	O/L FARMHOUSE & DBLE GARAGE	25.4.85	N/A R
23057	"	RE-FURB. OF H. S/ST. BLDG.	23.5.85 -	31.5.86
		FOR RES. PENDING ABOVE		
23060,1	"	RENEWAL 19776,7	23.5.85 -	N/A R
26276 -	"	TEMP BUNGALOW TO PERM.	27.11.86	R
BRA 3587 -	"	ALTS.	3.11.87	APP
29788 -	"	RETAIN TEMP BUNGALOW	16.3.88	C/A LA
		ON PERM. BASIS AS AGR. WORKER		
33818 -	"	S/ST. HT.	18.8.89	REF
34387	"	"	28.9.89	C/A

DATE OF COMPLETION

MINISTRY DECISION 35081 - APPEAL DISMISSED - 16.11.90

SPECIAL ORDERS SECT. 53 DETERMINATION

DRAINAGE

091074 35081 APPEAL (LANES END) MR & MRS WAISTELL MOBILE HOME 15.2.90 R

(3) ADDRESS Coleshill Lane PARISH Linchampst

PLOT No. 9A Nine Mile Ride ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 8445	Mr. G. Scott	S/St. Ht.	27.2.90	Ref
BRA 8680	"	"	14.3.90	App
43479	Cheltenham & Glos. B. Soc.	Retro - S/St. Ht. & Sunlounge	7.11.94	CIA
97/65594/F	Mr R. Waistell Lane's End	C. of U. to residential & retro "Portacabin"	1/8/97	R
CLU(E) 102	" Coleshill Lane	Agr. Bldgs for office warehouse & manufacture.	25.12.97	Ref
CLU(E) 109	Lane's End	Use of land for res. purposes incorp. the portable bldg. & curtilage	24.4.98	Issued
98/68552/F	Sarah Enterprise (Retro)	C/o/use Agr. Bldgs. to B1 use - car repairs maintenance storage	22.12.98	Ref
UW99/0092	Mr. & Mrs. Tomlin	Loft conversion	8.10.99	App

DATE OF COMPLETION

MINISTRY DECISION 00176/E - APPEAL DISMISSED

10.1.00

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

12 MAR 2001* 3555

1.	APPLICANT'S NAME	Sarah Enterprise
	ADDRESS	Coleshill Farm, 9a Nine Mile Ride, Finchampstead, Berks
	POST CODE	RG40 4QB PHONE 0118 9735076
	AGENT'S NAME	
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	N/A
	POST CODE	PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Coleshill Farm
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		B1(c) Light Industrial Use For the manufacture of Safety Air Mats, Silos and Paper Storage
5. Give the area in hectares or part of a hectare	AREA OF SITE	.035
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Lessee
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	CF 6 - CF LP1 - CF/FP2 - CF/FP3 CF/FP5/4

8. 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 ?

		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.

Light Industrial

Car repairs ceased April

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO XXX — 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 XXX — 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 Existing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

As Existing

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO XX

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ N/A *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO XXX — 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 XXX — 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.

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 Sarah Enterprise DATE 12 - 3 - 2001

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS	N/A			
A2	FINANCIAL AND PROFESSIONAL SERVICES	N/A			
A3	FOOD AND DRINK	N/A			
B1(a)	OFFICE (other than A2)	N/A			
B1 (b)	RESEARCH AND DEVELOPMENT	N/A			
B1 (c)	LIGHT INDUSTRIAL				391
B2	GENERAL INDUSTRIAL	N/A			
B3-7	SPECIAL INDUSTRIAL	N/A			
B8	STORAGE OR DISTRIBUTION	N/A			
C1	HOTELS AND HOSTELS	N/A			
C2	RESIDENTIAL INSTITUTIONS	N/A			
D1	NON-RESIDENTIAL INSTITUTIONS	N/A			
D2	ASSEMBLY AND LEISURE	N/A			
OTHER	Please Specify Agricultural		391		
OTHER	Please Specify				
	TOTAL				391

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	5	
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.

Please see attached sheet

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

Unit 3,
Unit 5 & 2 Lublan Safety Mats & Silos
Unit 4 A Cowdry (Storage)

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

Existing Staff	Transferred Staff	New Staff	Total
8			8

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.

N/A

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible 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.'

Ref Question 27.

12.MAR2001* 3555

The works carried out at Coleshill Farm is of a very quiet low key nature.

The machinery used, are sewing machines and with the doors closed no audible noise is detectable.

The process consists of cutting patterns for the silos or air mats using scissors and then literally sewing them together.

They are then folded up and stacked in the unit to await collection from a courier i.e. Parcelforce approx. once a week.

The silos are for use on agricultural small holdings and farms and the air mats are used generally were safety is an issue.

This use of the redundant agricultural buildings at Coleshill Farm could hardly be less obtrusive what ever use they were put to, and we put it to the planning department to allow this use to be granted.

This activity relates to Units 2, 3 and 5.

In relation to Unit 4, this unit is used for the storage of newspapers, there is no other activity carried out at this unit. It is visited once or twice a week to collect papers for delivery by a small van.

The overall traffic movements from the farm is far less than if the farm was an active farm unit, moving pigs or other livestock back and forth, together with feed being delivered and general farm activities.

There is no heavy vehicle traffic such as tractors or other large farm equipment.

This farm unit has now become redundant as a working farm.

Over the years the site has become covered in asphalt and has no viable use as an agricultural holding. We are seeking a viable option for use of these redundant buildings and believe this use provides a use that does not infringe on the quality of life that would be sustained if the farm was a working farm unit.

We have aproached the council on numerous occasions to put forward an acceptable use for the buildings, but unfortunately the council just reiterates the notion "apply for a change of use and we will consider it" we believe that we have come up with a suitable alternative and hope this time you can approve the change of use.

12 MAR 2001 * 3555

Ref Question 27.

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CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3555**
CASE OFFICER: **Elaine Connor**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

UNIT 5 SPECIFICATION OF LIGHTING

Carry out installation of fluorescent lighting of Unit 5 to provide adequate light distribution throughout without relyng on external sources.

This will be by the use of 12 nos 5ft x 80w fluorescent tubes installed in two parallel runs the length of the unit and each run controlled individually by separate switches installed at the entrance doorways as laid out the attached drawing.

UNIT 5 SPECIFICATION OF VENTILATION

Carry out installation of UNIT 5 of a ventilation system to provide sufficient air movement to allow the door to the unit to remain closed whilst work is in operation.

This will consist of the installation of a VENT-AXID TW9 WL FAN sited in the aperture above the entrance doors,this will be controlled by an Ecotronic 130 variable speed controller

Two pressure release vent will be installed either side of the workshop to provide adequate air movement.

This will provide air flow at 240 litres per sec. and on 300 cubic metres provide 3 air changes per hour.

All installed in accordance with attached drawing.

SUMMARY PROGRAM OF RESTORATION

1. Removal of Abandoned Vehicles

There now only remain three vehicles to be removed from site.
These have remained on site due to legal problems regarding ownership.
This has now been resolved and notice served.
They will now be able to be disposed of, in March 2002, and this will be carried out.

2. Clearing Site of Rubbish

This has been largely complied with however due to the refurbishment works and road laying more will accumulate throughout the building program and will be dealt with as is occurs.

3. Compound Roadways

Provide new roadways within the compound,as shown on attached drawing.
Road to be edged with hard border and laid in crushed road-stone rolled and tamped to provide a hard surface.
This will be started in Spring 2002 and its progress will depend on the inclement weather, but will be completed by Autumn of 2002,within the twelve months allowed on the consent.

4. Restoration of Unit 1

Drawings are enclosed to show the existing condition of the derelict barn together with drawings showing the restoration of the unit.
These works are scheduled to begin in Spring 2002 and are expected to take six months to complete.
This will ensure the works are carried out within the twelve months allowed on the consent.

LIST OF DOCUMENTS ENCLOSED

1. UNIT 1 Plan Restored
2. UNIT 1 Front Elevation Restored
3. UNIT 1 Side Elevation Restored
4. UNIT 1 Plan Existing
5. UNIT 1 Front Elevation Existing
6. UNIT 1 Side Elevation Existing
7. UNIT 5 Ventilation
8. UNIT 5 Lighting Scheme
9. Road Plan
10. Specification Unit 5 Ventilation
11. Specification Unit 5 Lighting
12. Summary Program of Restoration

PLANNING SERVICES	HPT 51479
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CS	
04 JAN 2002	
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	FILE:

DL.

Sarah Enterprises
Coleshill Farm
9a Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 4QB

Environmental Services Department
Planning Services
P.O.Box 153
Shute End
Wokingham
Berkshire
RG40 1WL

3.1.2002

Dear Sirs

Re;Coleshill Farm Nine Mile Ride Finchampstead
Planning Consent: F/2001/3555 Breach of Conditions.

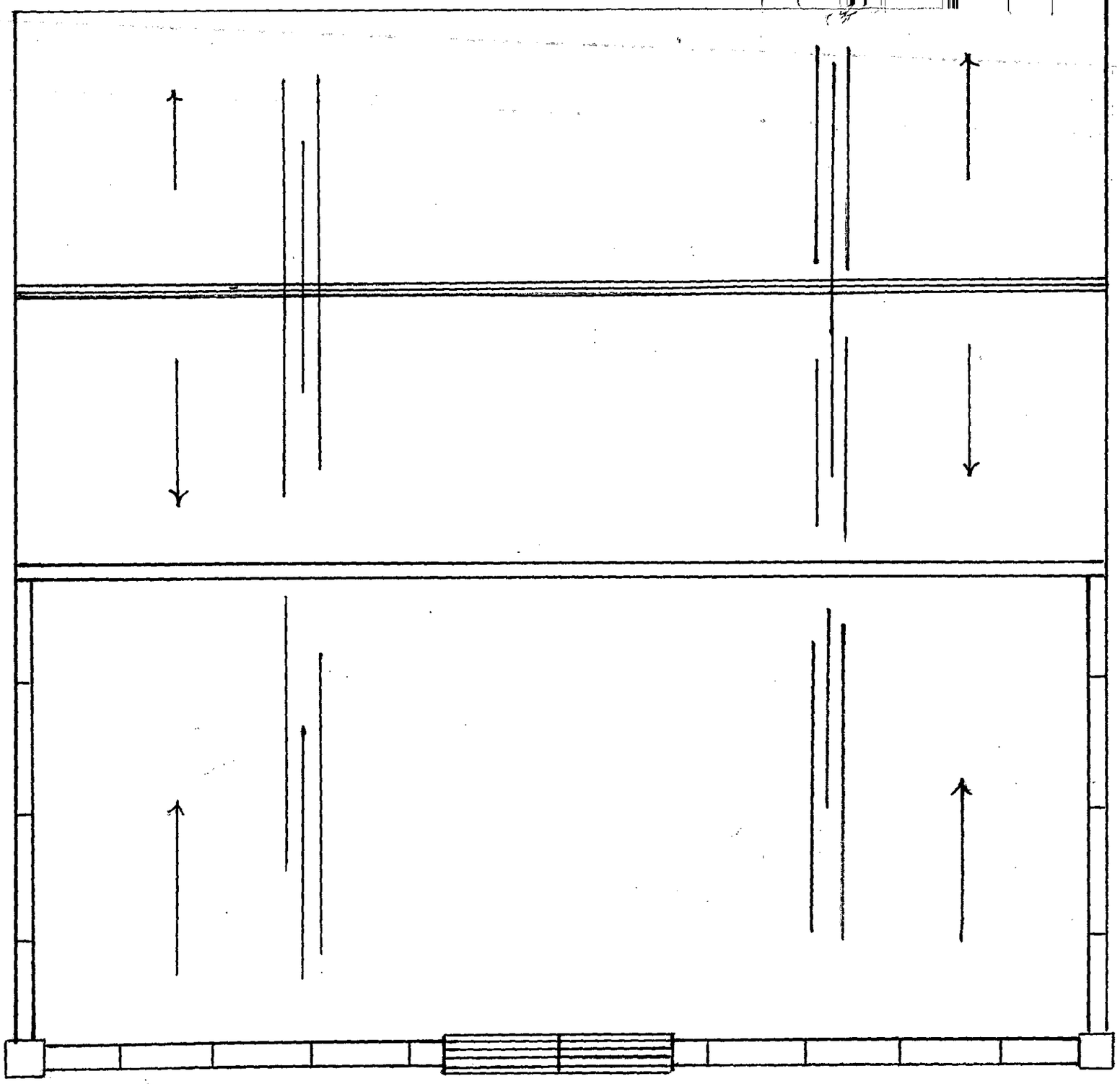
Please find enclosed documents and drawings in accordance with Condition 10 & 11 of the above Consent.

We believe we now have fully complied with the breach of Conditions-Notice.

If there is any further information you require,please advise us accordingly.

Yours sincerely

Sarah Enterprises



PLAN



COLESHILL FARM

9a NINE MILE RIDE
FINCHAMPSTEAD RG40 4QB

Light Industrial (B1)C
(Planning Consent F/2001/3555)

UNIT 1 RESTORED

PLANNING SERVICES	
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04 JAN 2002

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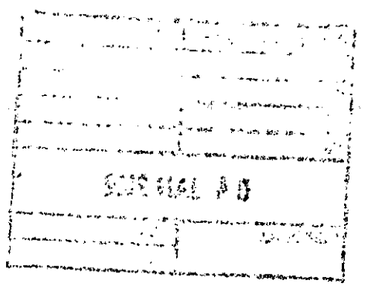
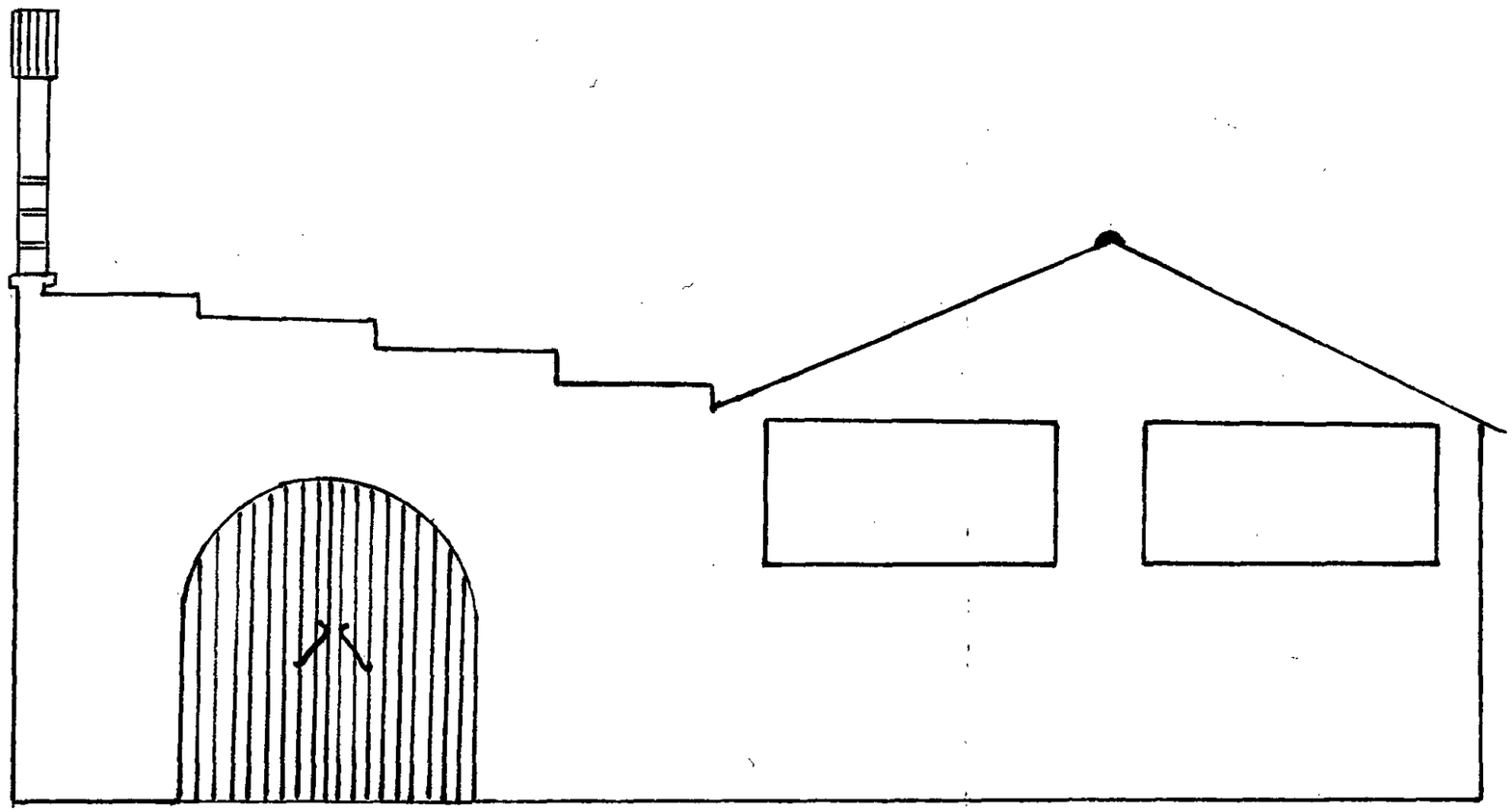


COLESHILL FARM

9a NINE MILE RIDE
FINCHAMPSTEAD RG40 4QB

Light Industrial (B1)C
(Planning Consent F/2001/3555)



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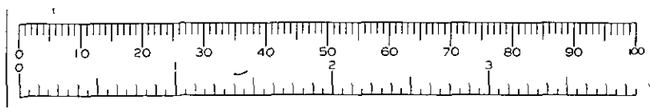
FRONT ELEVATION

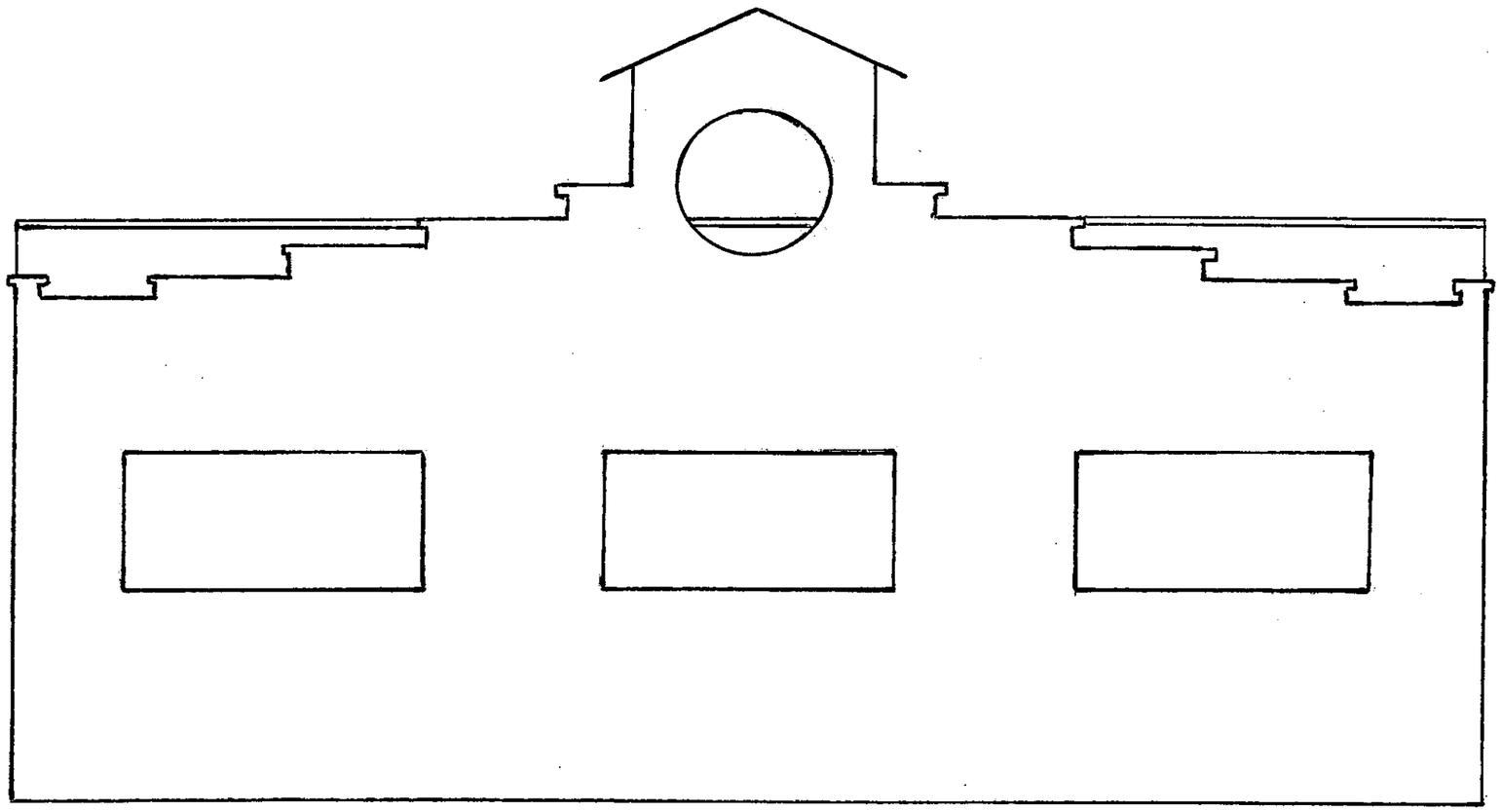
UNIT 1 RESTORED

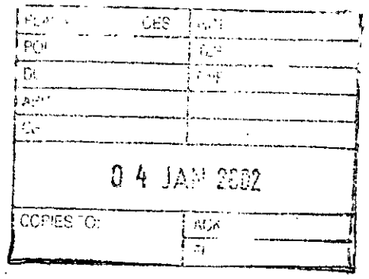


COLESHILL FARM

9a NINE MILE RIDE
FINCHAMPSTEAD RG40 4QB

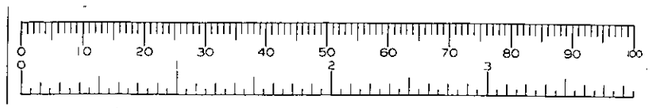
Light Industrial (B1)C
(Planning Consent F/2001/3555)

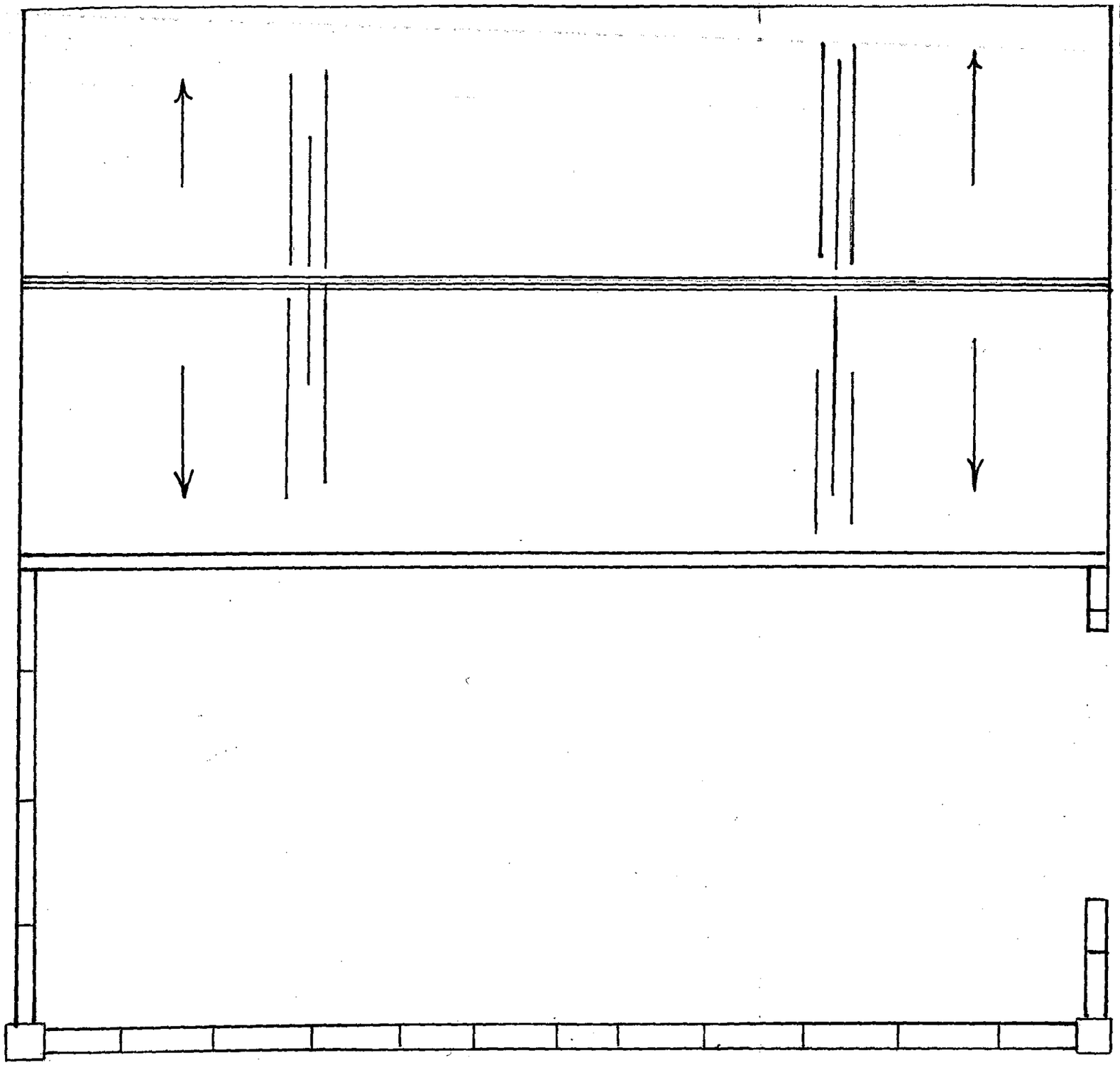




SIDE ELEVATION

UNIT 1 RESTORED

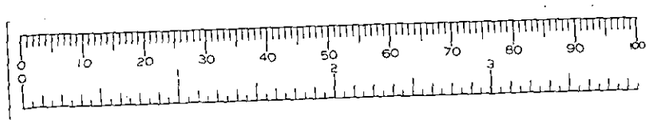




COLESHILL FARM

9a NINE MILE RIDE
FINCHAMPSTEAD RG40 4QB

Light Industrial (B1)C
(Planning Consent F/2001/3555)



PLAN

UNIT 1 EXISTING DERELICT CONDITION

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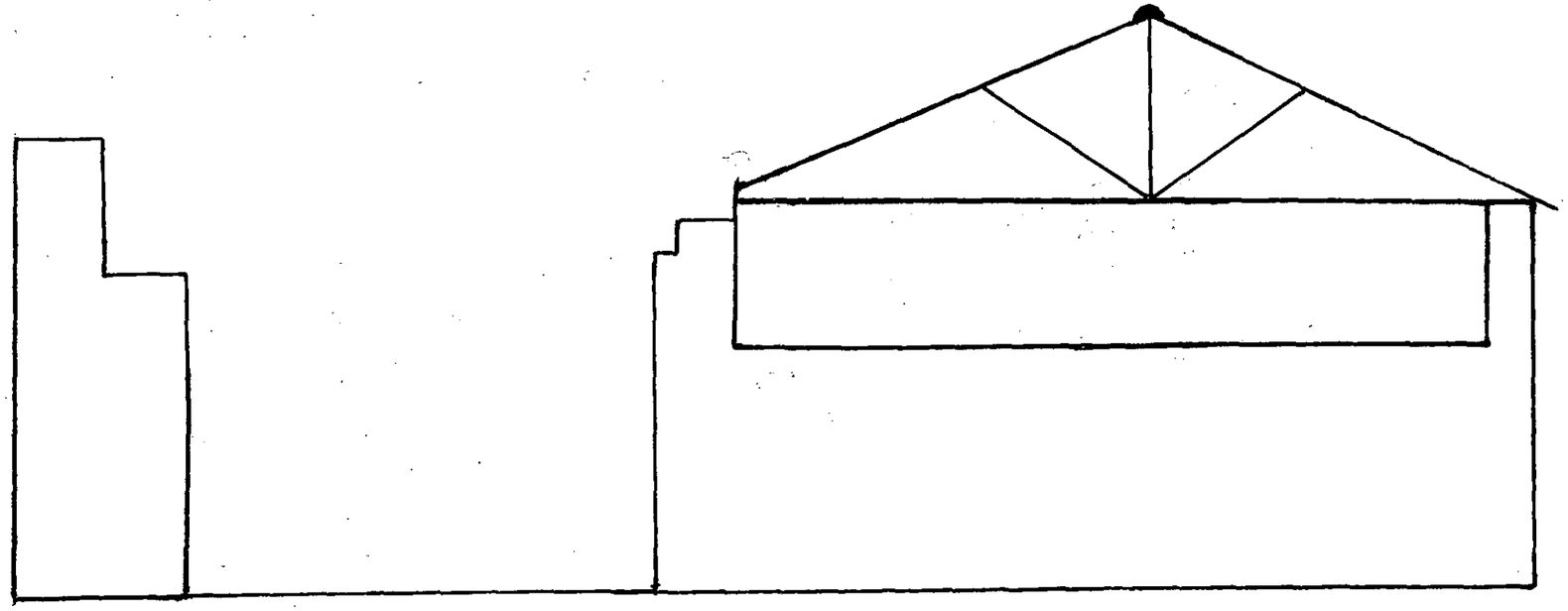
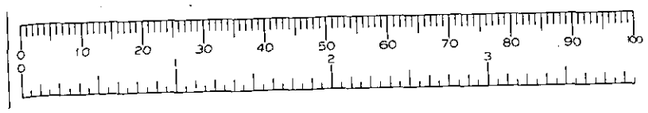
COLESHILL FARM

9a NINE MILE RIDE
FINCHAMPSTEAD RG40 4QB

Light Industrial (B1)C
(Planning Consent F/2001/3555)





FRONT ELEVATION

UNIT 1 EXISTING DERELICT CONDITION

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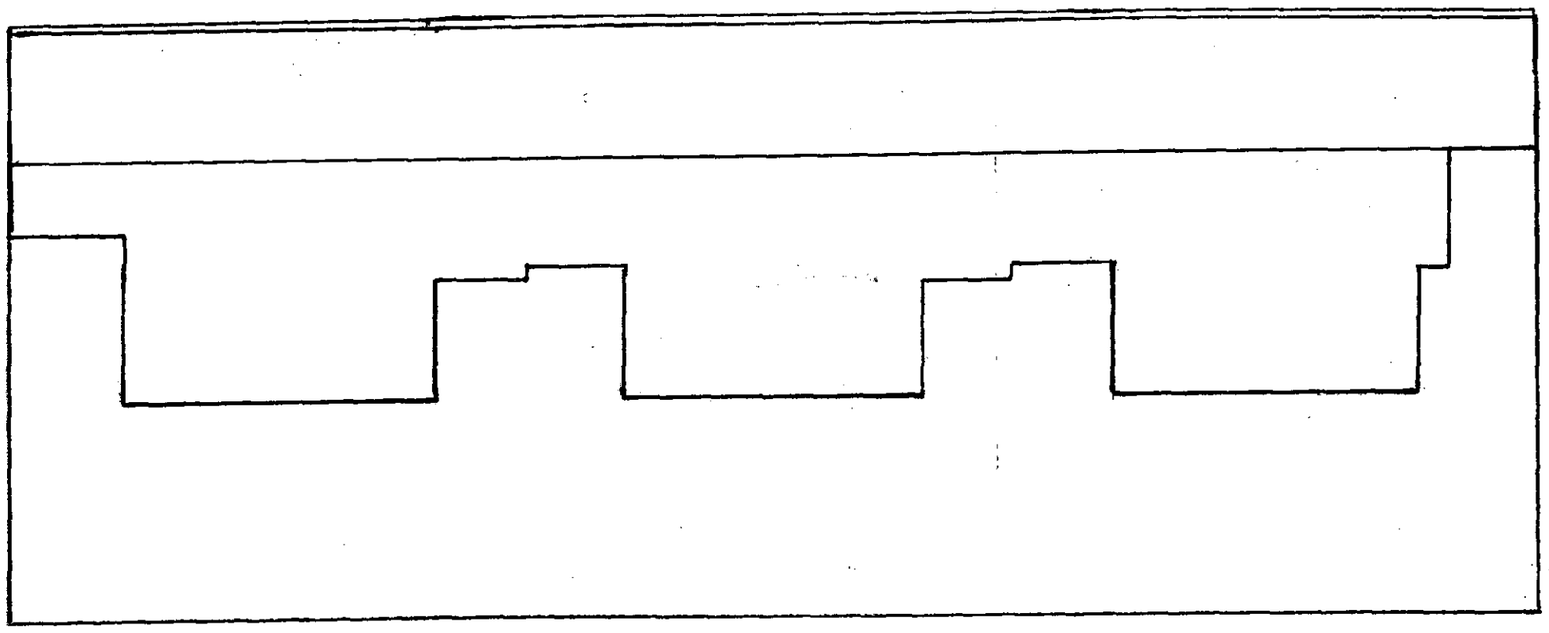
COLESHILL FARM

9a NINE MILE RIDE
FINCHAMPSTEAD RG40 4QB

Light Industrial (B1)C
(Planning Consent F/2001/3555)



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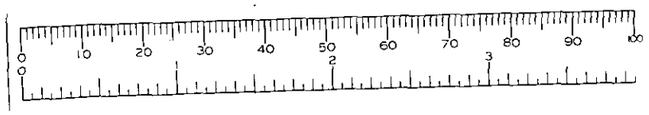


SIDE ELEVATION

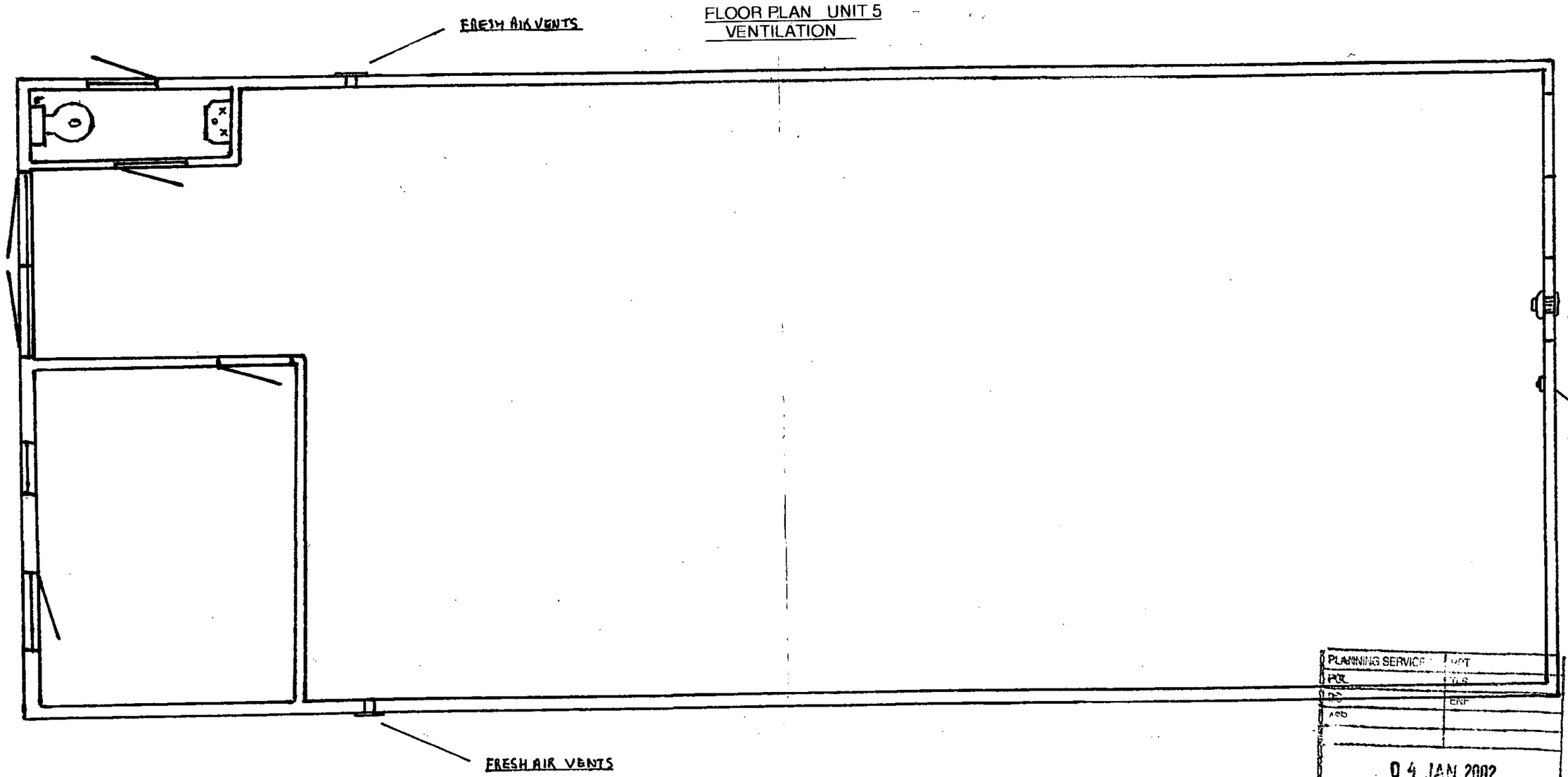
UNIT 1 EXISTING DERELICT CONDITION

COLESHILL FARM

9a NINE MILE RIDE
FINCHAMPSTEAD RG40 4QB

Light Industrial (B1)C
(Planning Consent F/2001/3555)

FLOOR PLAN UNIT 5
VENTILATION



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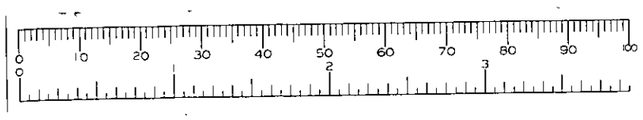
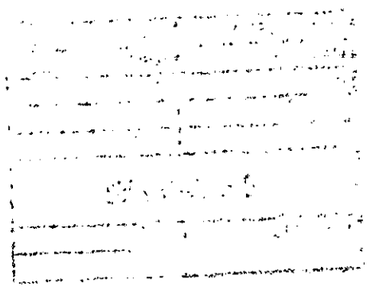


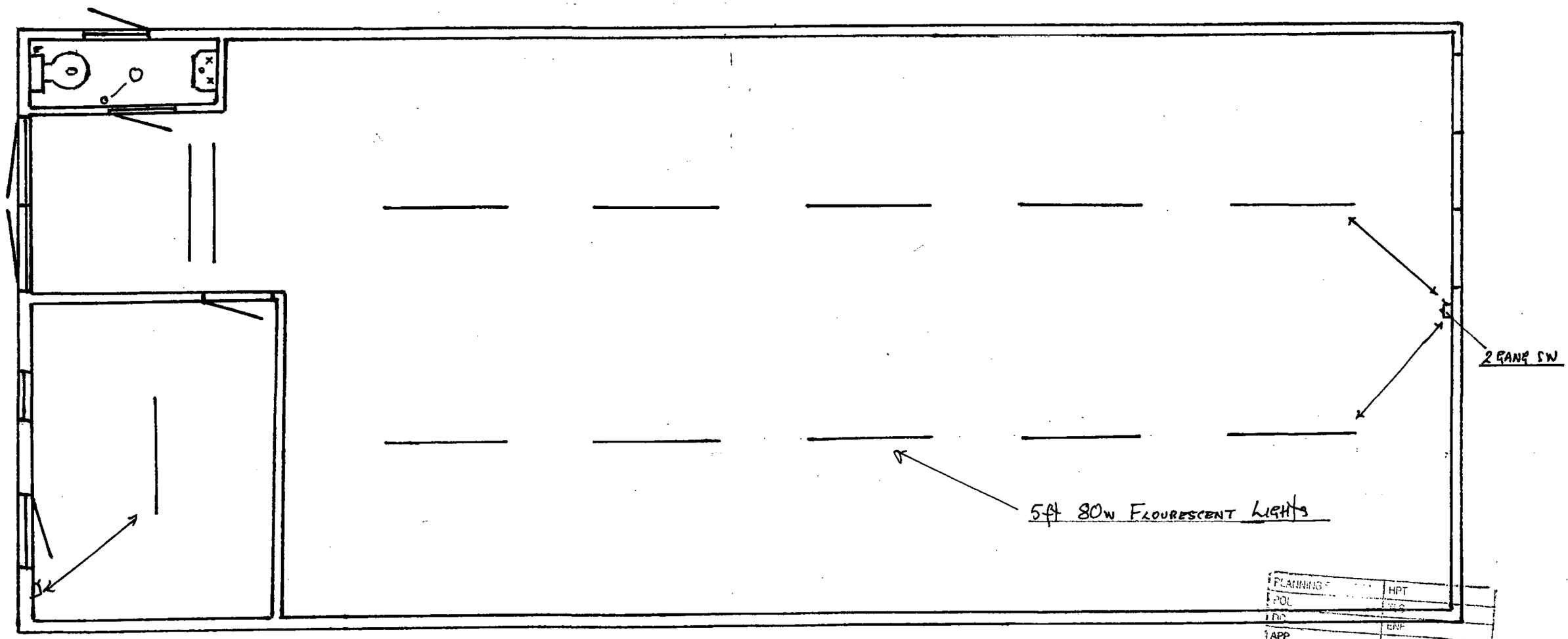


COLESHILL FARM

9a NINE MILE RIDE
FINCHAMPSTEAD RG40 4QB

Light Industrial (B1)C
(Planning Consent F/2001/3555)

FLOOR PLAN UNIT 5
LIGHTING SCHEME





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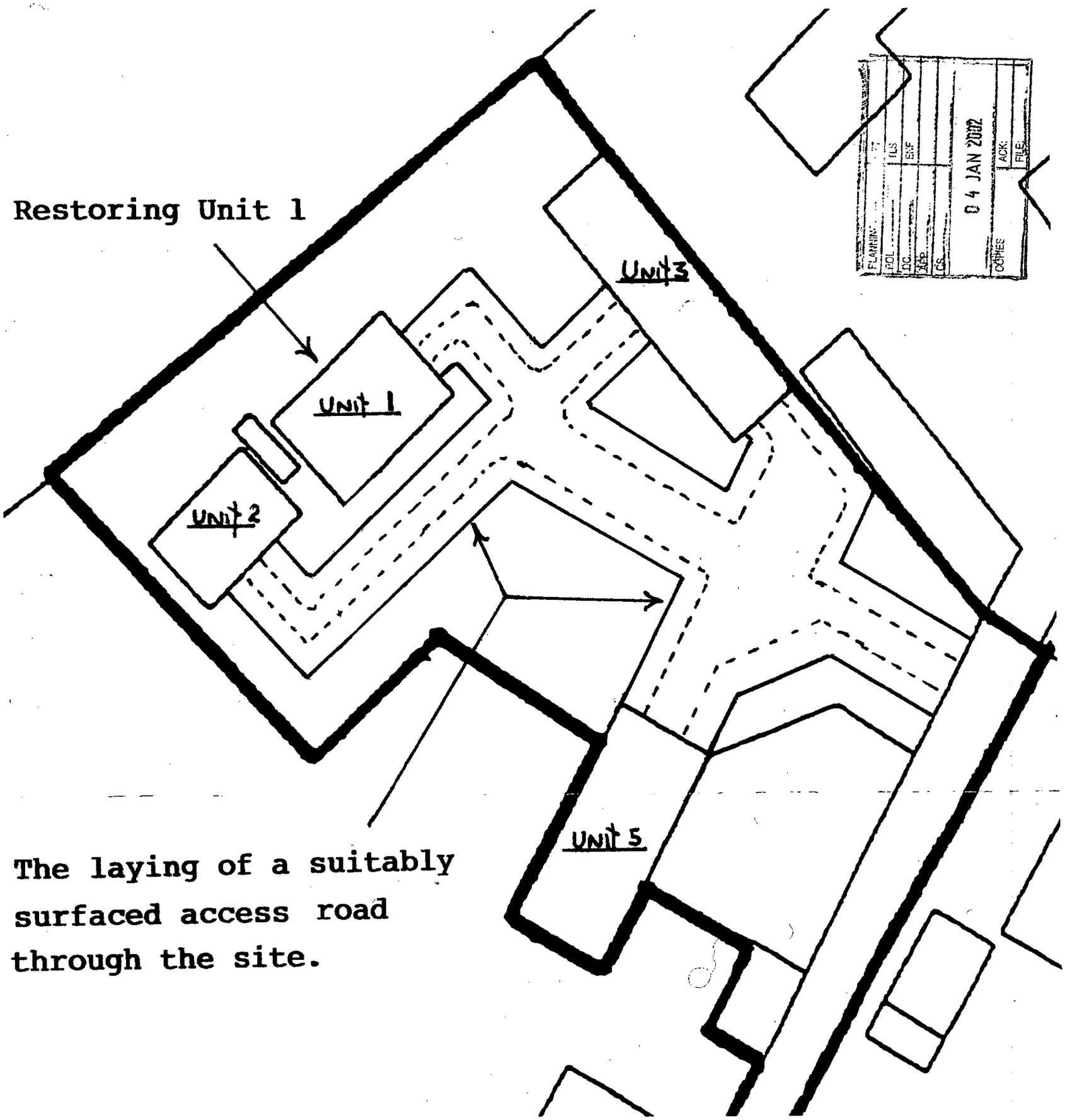
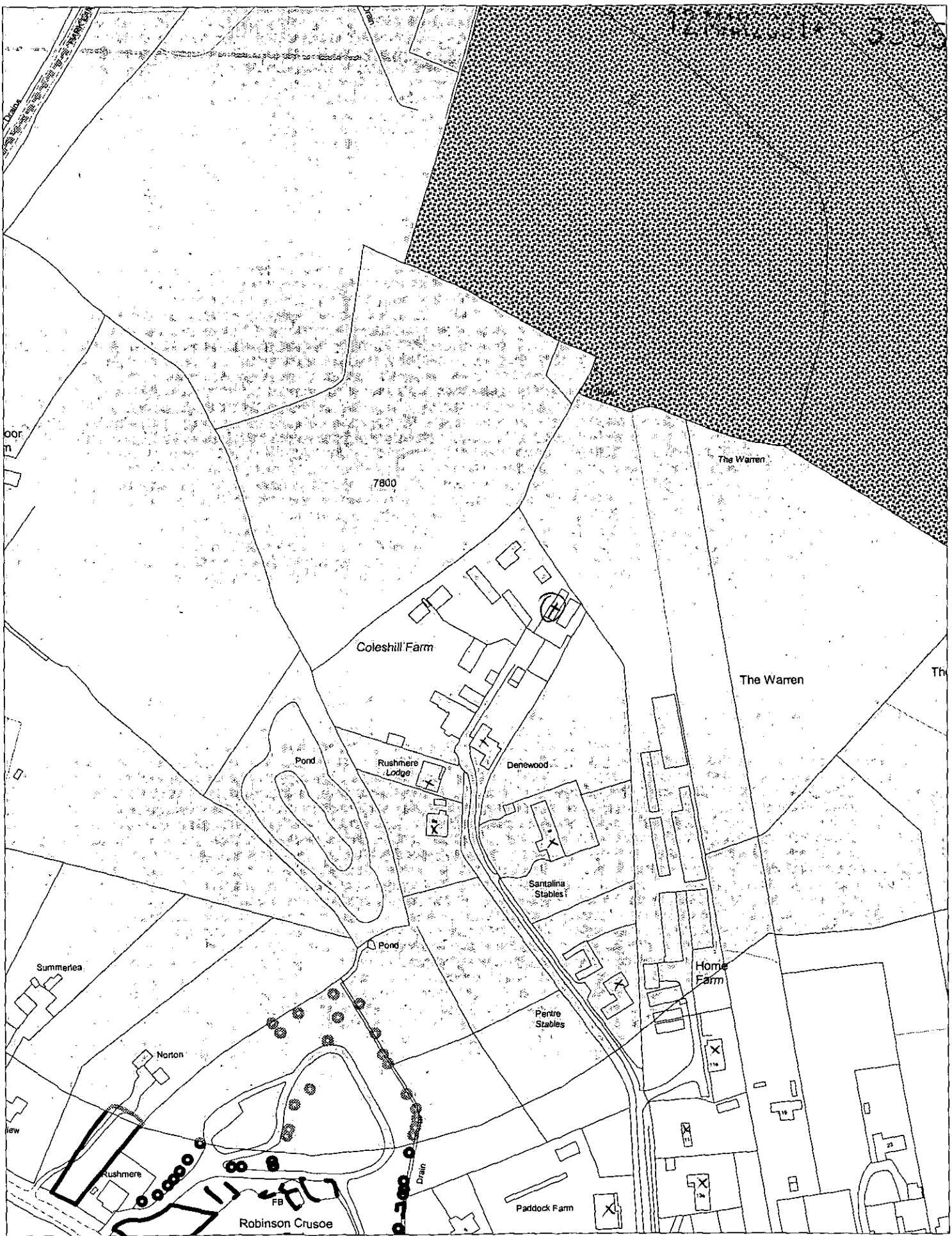


The laying of a suitably surfaced access road through the site.

Coleshill Farm



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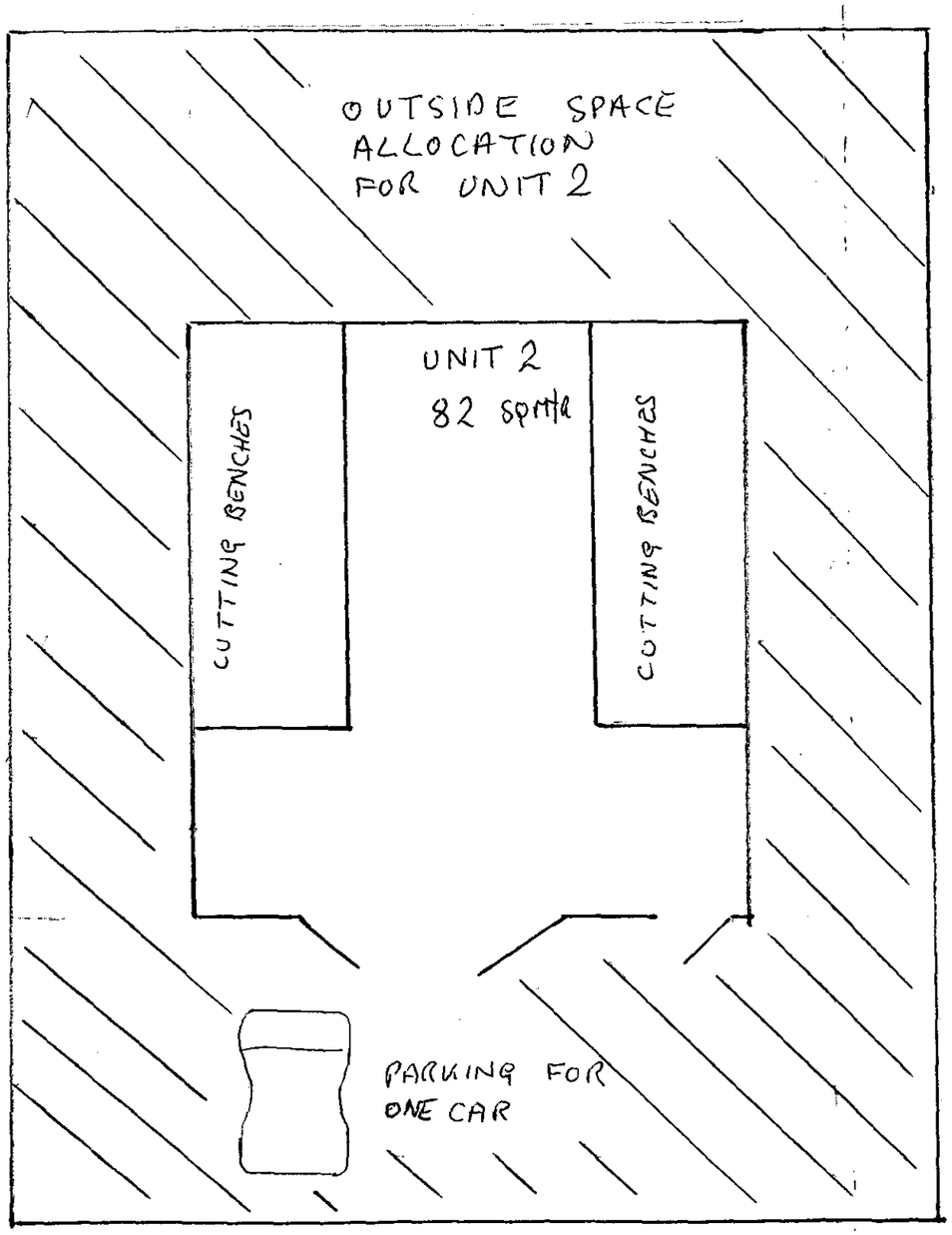
Development Control Section, Environmental Services, Wokingham District Council.

6 September 2000

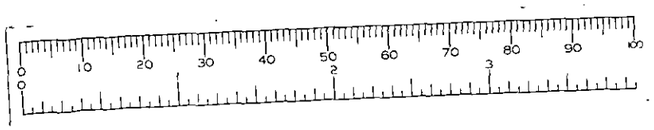
Scale: 1 : 2500

COLESHILL FARM UNIT 2

FLOOR PLAN SCALE 1 - 100



DRAWING NOS CF / FP 2



— SITE ROADWAY —

COLESHILL FARM UNIT 3 FLOOR PLAN SCALE 1-100

UNIT 3 126 SQ MTR.
STORAGE OF SILO + AIR BAGS

PARKING FOR ONE CAR

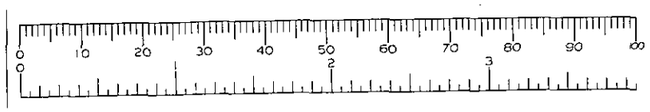
D

OUTSIDE SPACE
ALLOCATION
FOR UNIT 3

SITE ROADWAY

DRAWING NOS. CF/FP 3

APPROVED



- SITE ROAD WAY -

SITE ROADWAY

OUTSIDE SPACE ALLOCATION FOR UNIT 5

PARKING FOR TWO CARS

UNIT 5
135 SQ MTR

FENCE

OUTSIDE SPACE ALLOCATION FOR UNIT 4

SEWING WORK BENCHES

SEWING WORK BENCHES

PARKING FOR ONE CAR

FENCE

UNIT 4
48 SQ MTR

NEWS PAPER STORAGE

OFFICE

COLESHILL FARM - UNIT 5

FLOOR PLAN - SCALE 1-100

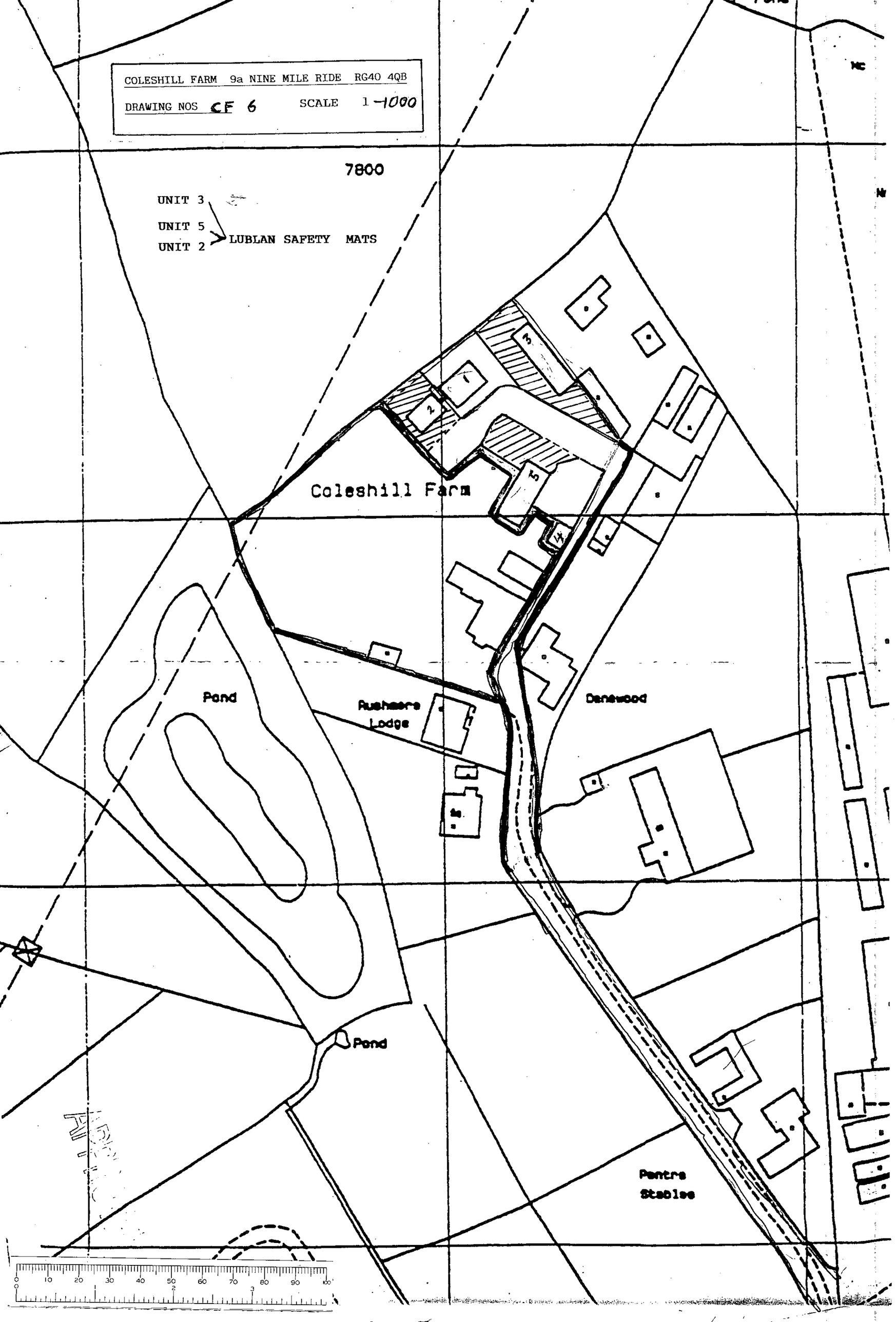
DRAWING NOS. CF/FP5/4

COLESHILL FARM 9a NINE MILE RIDE RG40 4QB

DRAWING NOS CF 6 SCALE 1-1000

7800

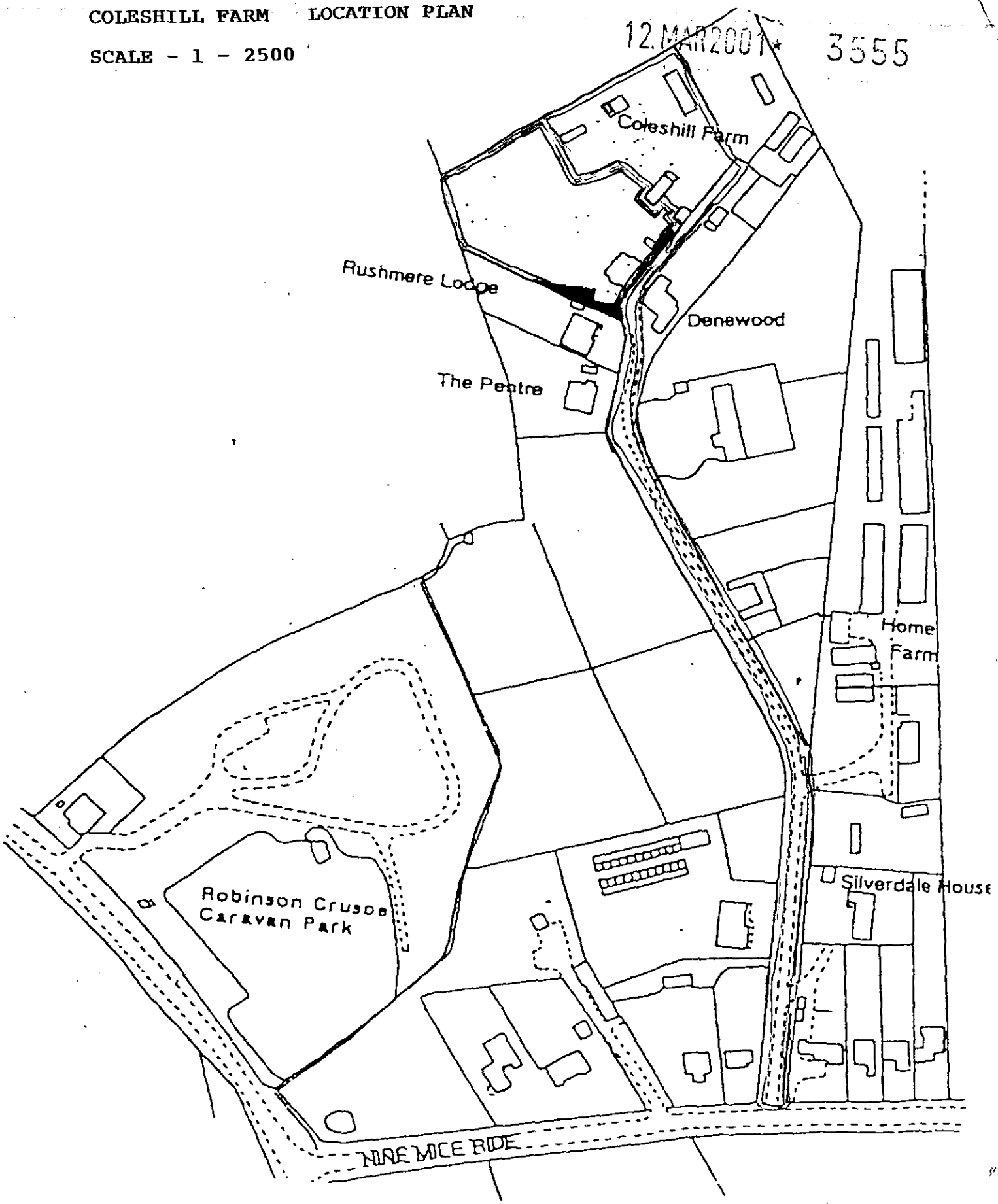
UNIT 3
UNIT 5
UNIT 2 → LUBLAN SAFETY MATS



COLESHILL FARM LOCATION PLAN

SCALE - 1 - 2500

12.MAR2001 3555



Drawing Nos. CF LP1