APPLICATION NO:
VAR/2001/3130

LOCATION:
Newlands Old Wokingham Road, Wokingham.

APPLICANT:
Mr P Thomas C/O Robin Bradbeer

PROPOSAL:
Proposed variation to condition 7 of consent F/2000/1276 which removes the GPDO (General Permitted Development Order) rights within the boundary of Newlands Farm.

EARLIEST DATE FOR DECISION: **04/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/03/2001

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Thomas
C/O Robin Bradbeer
Planning & Development Consultant
PO BOX 168
CHELTENHAM
GL53 0XX

Application Number: VAR/2001/3130

Parish:	**WOKINGHAM WITHOUT**
Location:	**Newlands, Old Wokingham Road, Wokingham**
Proposal:	**Proposed variation to condition 7 of consent F/2000/1276 which removes the GPDO (General Permitted Development Order) rights within the boundary of Newlands Farm.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council.

John Mitchell
Development Control Manager
Date: 01/03/2001

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.

WORK SHEET FOR : Angela Odell

Application Number : VAR/2001/3130

Applicant : Mr P Thomas C/O Robin Bradbeer.

Location : Newlands, Old Wokingham Road, , Wokingham.
Proposal : Proposed variation to condition 7 of consent F/2000/1276 which removes the GPDO (General Permitted Development Order) rights within the boundary of Newlands Farm.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2.2.01

Date of Neighbour Notifications : .....

Date of Site Visit : .....2.2.01.....

Date Registered : 05/01/2001

Earliest Date for Decision : 04/02/2001

Latest Consultation Date/Site Notice Expiry Date : 04/02/2001

This application <u>will have expired on</u>: <u>02/03/2001.</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 : Wok. W/o P.C. re-iterated its ~~[illegible]~~ previous objections ~~[illegible]~~ to any relaxation of planning constraints on this type of development in a rural area.

- 2 letters of objection: Cond. 7 provides the only means of controlling new development on this site. On too many occasions conversions to commercial use have been allowed on basis blgs. are redundant, only then to have more agric. blgs. erected as replacements. Then the same thing happens again. Existing converted blgs. are used for car repairs and generates a lot of traffic at access – road safety hazard.
- HW officer: No objection
- Landscape officer: No objection

Application Number: VAR/2001/3130

Appraisal :

Planning History: App. No. 97/66287/F allowed the change of use of the bldgs to commercial uses (B8 + B1(c)). Condition 12 removed permitted development rights for the erection of any further agricultural buildings under part 6 of the GPDO within ~~the~~ on the holding. Then app. No. F/2000/1276 also allowed B2 use of these buildings, and again this condition was imposed as condition 7.

Current proposal Agent's letter submitted with the application ~~states~~ considers that the condition is:

1) unnecessary - not normal to put this on this type of re-use proposal. e.g. not imposed on Milesewood Farm adjacent. Abuse of agricultural GPDO rights has been addressed by the 1997 amendment. There is no exceptional reason warranting this condition.

2) ultra vires: drawing referred to did not form part of the application.

3) unenforceable: due to (2) above.

Also points to the 1997 amendment to the GPDO, ~~whereby~~ where an agric. bldg that has been erected under the GPDO ceases to be used for agriculture within 10 years, and p.p. not granted for other purposes within 3 years of the agricultural use ceasing, then the LPA can require the building's removal.

In addition, the agent has submitted an additional plan showing other buildings still in/available for agricultural use.

Appraisal

The 1997 Committee report gave no reason why this condition was imposed, and it is one which the LPA has frequently not imposed for other similar commercial conversions elsewhere in the District. The condition was reimposed on ~~the~~ App. 1276 because it had been on the 1997 permission. However, in view of the 1997 GPDO amendment safeguards and the existence of other buildings which are still in/available for agricultural use, it is considered unreasonable not to allow the current application.

Letters from P.C. & local residents

The issues raised have been addressed above. As no actual additional development is proposed by the current application, there are no immediate traffic/HW implications.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number VAR/2001/3130
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Allow with no additional conditions.

RECORD OF SITE VISIT

SITE ADDRESS: Newlands Old Wokingham Road Wokingham.

APPLICATION NUMBER: VAR/2001/3130

OFFICER: Angela Odell

DATE OF SITE VISIT: 2.2.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 2-2-01

2. DESCRIPTION OF SURROUNDINGS Sporadic dwl. in rural area.

3. DESCRIPTION OF SITE/BUILDING Existing ex-agricultural blys converted for commercial uses -

4. RELATIONSHIP TO ADJOINING PROPERTIES None immediately affected (residential) but a residential property, Pinecroft, is diagonally opposite the eastern side of Old Wok. Rd.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING via OWR.

LEVELS Flat.

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
VAR/2001/3130	Mrs J Chance Pinecroft Old Wokingham Road Wokingham Berks
VAR/2001/3130	Mr & Mrs White The Old farmhouse Easthampstead Road Wokingham RG40 3BS

App Approved lette
Sent 02/03/01

Tel: (0118) 974 6445

Date: 16/2/01

My ref: VAR/2001/3130

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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: VAR/2001/3130
Newlands, Old Wokingham Road, , Wokingham.
Proposed variation to condition 7 of consent F/2000/1276 which removes the GPDO (General Permitted Development Order) rights within the boundary of Newlands Farm.

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 **Angela Odell** on **(0118) 974 6445**. 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 26/2/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **VAR/2001/3130**
Newlands, Old Wokingham Road, , Wokingham.
Proposed variation to condition 7 of consent F/2000/1276 which removes the GPDO (General Permitted Development Order) rights within the boundary of Newlands Farm.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

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 6445

Date: 16/2/01

My ref: VAR/2001/3130

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 P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: VAR/2001/3130
Newlands, Old Wokingham Road, , Wokingham.
Proposed variation to condition 7 of consent F/2000/1276 which removes the GPDO (General Permitted Development Order) rights within the boundary of Newlands Farm..

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Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6445

Date: 16/2/01

My ref: VAR/2001/3130

CONFIDENTIAL

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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

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Application Number: VAR/2001/3130
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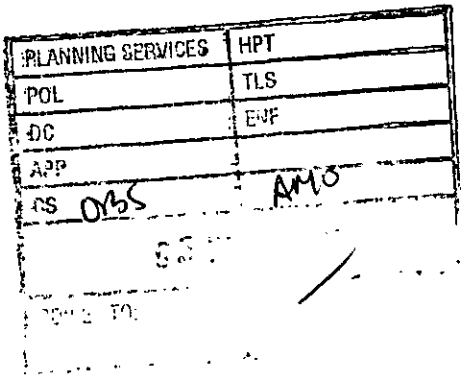
Yours faithfully

John Mitchell
Development Control Manager



25th January 2001

Ms Angela Odell
Planning Dept
Wokingham District Council

Mrs J Chance
Pinecroft
Old Wokingham Road
Wokingham
Berks

Dear Ms Odell,

Re: Application No: VAR/2001/3130 (Newlands Farm, Old Wokingham Road, Wokingham)

Further to our recent telephone conversation regarding the above application for Newlands Farm, I would like to express my concerns at the proposed variation to condition 7 of consent F/2000/1276 as discussed.

I understand that the restriction placed on Newlands Farm, regarding any further development within the boundaries, is being challenged by the owners and that they wish to have the said restriction removed to enable them to construct farm buildings without planning permission.

As you are aware, certain buildings being used at Newlands Farm have recently had a change of use approved by yourself from Office/Storage to Light/General Industrial. These, we are aware, are currently being used for the purpose of repairing motor vehicles and as such have a number of cars and vans continuously arriving/departing throughout the day. This is causing us to become increasingly worried at the volume of traffic using Old Wokingham Road especially using the entrance to Newlands Farm as we have a great problem with speeding motorists and feel that it is only a matter of time before an accident will occur.

I also understand from our telephone conversation that any building erected on the site should be for Agriculture use only i.e. for storage of farm equipment and animals and that the use of these buildings cannot be changed for 3 years. I feel that if consent is given for the General Permitted Development Order to be put in place, it could lead to buildings being built solely for the purpose of changing their use at a later date.

With this in mind I hope you take on board my concerns and I look forward to hearing from you in due course.

Yours sincerely,

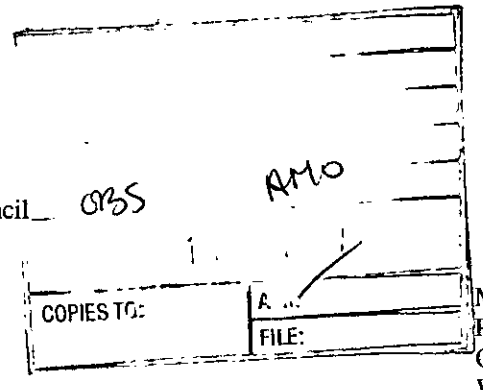
Mrs J Chance

By hand 1.2.01

25th January 2001

Ms Angela Odell
Planning Dept
Wokingham District Council

CBS AMO



Mrs J Chance
Pinecroft
Old Wokingham Road
Wokingham
Berks

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With this in mind I hope you take on board my concerns and I look forward to hearing from you in due course.

Yours sincerely,

Mrs J Chance

Tel. (0118) 974 6445

Date: 11 January 2001

Your Ref:

My Ref: Angela Odell
VAR/2001/3130

The Owner/ Occupier
Pinecroft
Old Wokingham Road
Crowthorne
Berkshire

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

Dear Sir/Madam

Application Number: VAR/2001/3130

Site Address: Newlands, Old Wokingham Road, Wokingham.

Proposal: Proposed variation to condition 7 of consent F/2000/1276 which removes the GPDO (General Permitted Development Order) rights within the boundary of Newlands Farm..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **VAR/2001/3130** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , look under Planning.

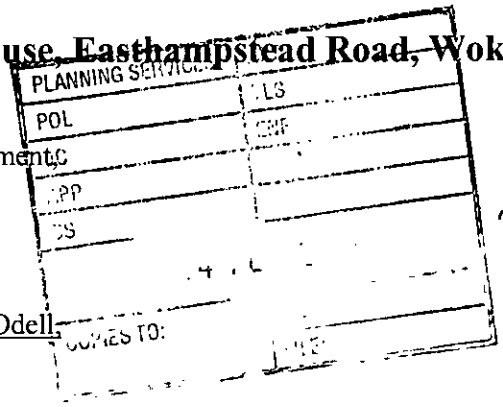
Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Angela Odell**, on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

The Old Farmhouse, Easthampstead Road, Wokingham, Berks., RG40 3BS



PLANNING SERVICES	HPT
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13 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

Planning Services Department,
P.O. Box 157,
Shute End,
Berks., RG40 1WR.

Attention: Mrs Angela Odell

Ref: Application number VAR/2001/3130

Site Address : Newlands Farm, Old Wokingham Road, Wokingham.

Dear Sirs

I am writing with regard to your circular letter in respect of the above application.

Condition 7 of consent F/2000/1276 provides the only means of controlling new development on this site. On too many occasions local landowners have been allowed to convert agricultural buildings into B1 & B2 industrial units on the basis that they are redundant, only then to erect more agricultural buildings, as replacements. These may of course become redundant in the future and be added to the business unit stock thus allowing expansion of the industrial nature of the site by default.

It may not be possible to stop landowners from circumventing the planning rules and the local structure plan in this way, however, this clause remains the only way of maintaining some sort of control and therefore we are totally opposed to any relaxation of the original conditions of consent.

Yours faithfully,

Mr. and Mrs R. J. White.

c.c. Cllr. Angus Ross.

APP 3874/
TLS
CC
CS
16 JAN 2001
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Wokingham Without Parish Council Consultation Sheet

Officer Angela Odell

No F 2001 3130

Proposal variation to condition 7 of consent F/2000/1276 which removes the GPDO (General Permitted Development Order) rights within the boundary of Newlands Fm

Site Newlands, Old Wokingham Road, Wokingham.

Committee's Comments

The committee re-iterated its previous objections and opposition to any relaxation of planning constraints on this type of development in a rural area.

Signed : _____
Clerk to Wokingham Without Parish Council

16 January 2001

Robin Bradbeer Limited
Planning & Development Consultancy

PLANNING SERVICES | HPT 39748
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09 FEB 2001
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PO Box 168
Cheltenham
GL53 0XX
Telephone
01242 577151
Fax
01242 527151
E-Mail
planning@bradbeer.co.uk

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham Berkshire RG40 1WR

My Ref. RWB/330
Your Ref. VAR/2001/3130
8 February 2001

For the attention of Mrs A Odell
Development Control

Dear Mrs Odell

SITE : NEWLANDS FARM OLD WOKINGHAM ROAD WOKINGHAM
PROPOSAL : RELAXATION OF CONDITION 7 ON PLANNING PERMISSION F/2000/1276

Further to your letter of 1 February I attach a plan and schedule prepared by the applicant showing details of existing buildings on the holding. All of these buildings, with the exception of no. 1, are still in agricultural use.

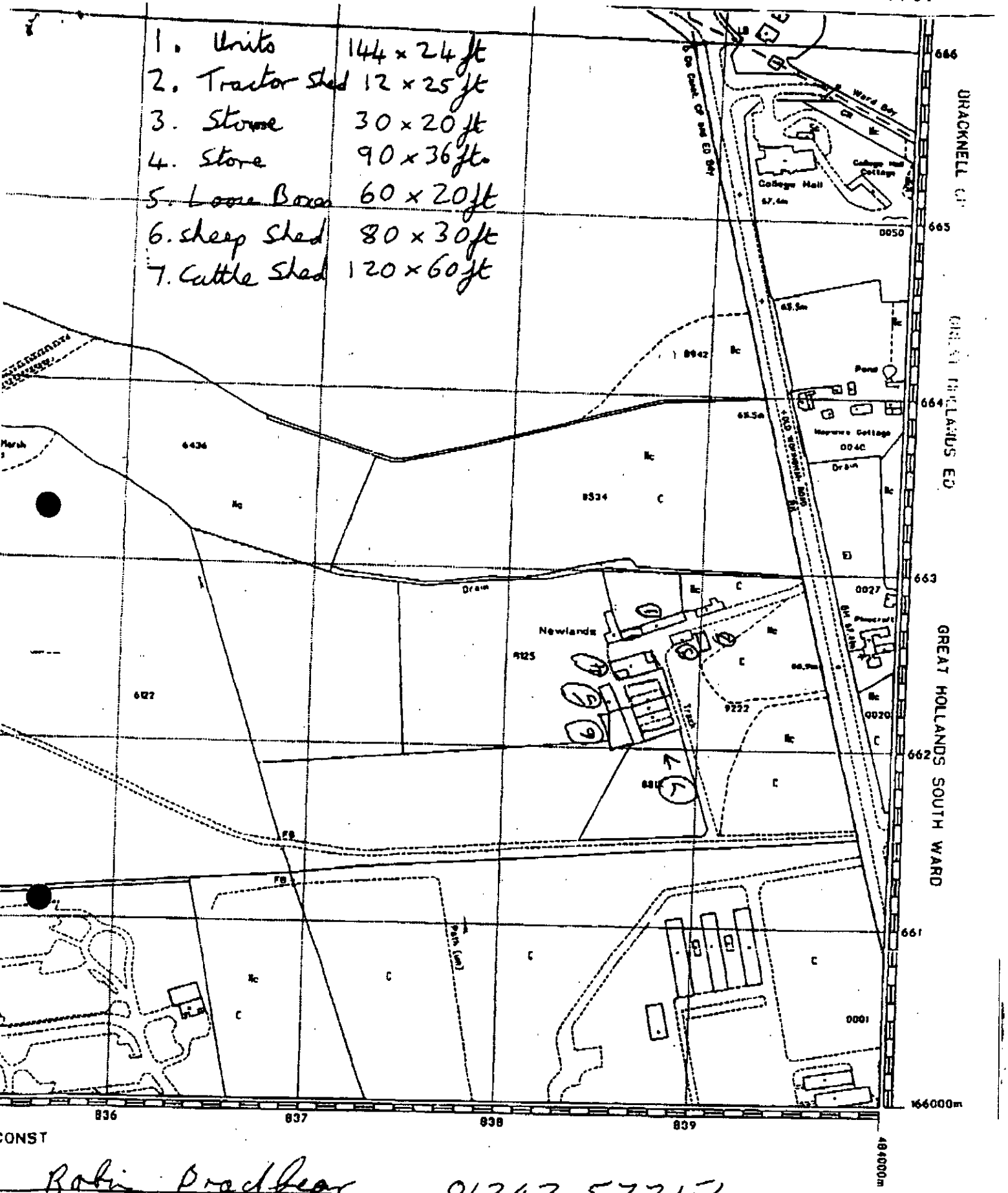
I trust this information will be of assistance to you. However, should you wish to discuss the matter further please contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

c.c. Mr P Thomas

330nf.32



Robin Bradbear 01242 577151

Joan Philip Thomas

160 200

Superplan products are produced from Ordnance Survey Digital Data.

Where the Superplan Service is available, Ordnance Survey Agents can provide Superplan plots from updated digital data. These plots are produced using the latest survey information and are available on paper or film, and in site centred or National Grid sheet format.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 1 February, 2001
My ref. AO/VAR/2001/3130
Your ref. RWB/330

Robin Bradbeer Ltd
PO Box 168
Cheltenham
GL53 0XX

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

Dear Mr Bradbeer

PLANNING APPLICATION VAR/2001/3130
PROPOSED VARIATION TO CONDITION 7 OF CONSENT F/2000/1276 AT NEWLANDS, OLD WOKINGHAM ROAD, WOKINGHAM WITHOUT

I refer to the above application. Please advise me whether there are any existing buildings still in, or available for, agricultural use on the holding. If there are, please supply details, i.e. show where sited on a plan and give the approx. floorspace and type of building.

It is important that the additional information is submitted to me within two weeks, i.e. by 16 February, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact me immediately. However, I advise you that receipt of the additional information will not commit the authority to approving the application.

Yours sincerely

AO

MRS A ODELL
Senior Planner

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 11 January 2001

Application Number: VAR/2001/3130

Proposal: Proposed variation to condition 7 of consent F/2000/1276 which removes the GPDO (General Permitted Development Order) rights within the boundary of Newlands Farm.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Newlands, Old Wokingham Road, , Wokingham.

Applicant:
Mr P Thomas C/O Robin Bradbeer.

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).

HIGHWAYS HAVE NO COMMENTS REGARDING CONDITION 7.

Signed: _____ **Print name:** Adam Goggins 18/01/01

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 5 February 2001

Location:	Newlands Farm, Old Wokingham Road, Wokingham Without
Proposal:	Proposed variation to condition 7 of consent F/2000/1276 which removes the GPDO rights within the boundary of Newlands Farm.
Application Number:	VAR/2001/3130

In response to your consultation dated 11 January 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposal.

Catherine Brimble

Catherine Brimble
Landscape Architect

Robin Bradbeer Limited
Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham Berkshire RG40 1WR

My Ref. RWB/330
Your Ref. F/2000/1276
4 January 2001

For the attention of Mrs A Odell
Development Control

05.JAN.2001* 3130

Dear Mrs Odell

SITE : NEWLANDS FARM OLD WOKINGHAM ROAD WOKINGHAM
PROPOSAL : RELAXATION OF CONDITION 7 ON PLANNING PERMISSION F/2000/1276

I attach a completed application in respect of the above matter comprising the following documentation.

- Six copies of the completed Part 1 and Part 2 application forms.
- The Certificate of Ownership and Agricultural Holdings Certificate.
- Six copies of the following plans:
  330/00/1A (site plan/location plan)
  PE/PT/02C (revised site plan superseding 330/00/1A)
- Cheque no. 000281 in the sum of £95.00 to cover the statutory fee.

The condition the subject of this application seeks to remove GPDO rights under schedule 2 Part 6 Class A(a) within the boundary of Newlands Farm as defined by reference to a plan received in 1997 under a different planning application. The purpose of this application is to invite relaxation of the condition.

The reasoned justification for this application is that the condition fails to comply with the "tests" set out Circular 11/95 and represents an unreasonable restriction in terms of the advice contained within the Circular. More specifically the condition has the following shortcomings:

1. ***Unnecessary***
   It was not necessary for the condition to have been imposed in connection with the grant of permission. This type of condition is not one normally imposed by the LPA

in relation to rural re-use proposals. This is demonstrated by reference to the adjacent site, Mileswood Farm, where the LPA permitted re-use of redundant rural buildings without imposing conditions removing GPDO rights (97/66427/F). It is of further significance that in a subsequent appeal to extend the car parking area on that site the Inspector did not accept the LPA's attempt to impose a condition restricting development upon adjacent land. Abuse of agricultural permitted development privileges have in any event been addressed by the 1997 amendment to the GPDO (SI 1997 No. 366) (Part 6, A.2(5).

This condition has been imposed unfairly, without justification, contrary to the LPA's normal practice. The application made by the applicant has been used by the LPA as an opportunity to impose this unwarranted restriction upon the applicant's continuing agricultural operations. This is an unnecessary additional burden and hindrance at a time when the agricultural sector is facing severe difficulties.

The interference with GDPO rights by this condition is contrary to the advice given in Circular 11/95 (paragraph 86-88) which applies a presumption against such restrictions. There are no exceptional reasons which warrant placing this restriction upon the applicant's farming activities.

2. ***Ultra vires***

This condition is ultra vires by its reference to drawing no. 01.03.99 which did not form part of the application before the LPA.

3. ***Unenforceable***

I reiterate the fact that no drawing showing the boundary of Newlands Farm was before the LPA. Application F/2000/1276 was a stand alone application and did not relate to permission 97/66287/F as an amendment thereto. In view of the fact that application F/2000/1276 did not include information relating to the full boundaries of Newlands Farm (such information was not requested by the Council) it follows that the condition is void for certainty and as a consequence unenforceable quite apart from imposing an unreasonable restriction in terms of Circular 11/95 advice.

If you wish to discuss any aspect of this application please do not hesitate to contact me directly.

Yours sincerely



ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

c.c. Mr P Thomas

Received by Wokingham District Council

Application No: VAR/2001/3130

Proposal:
Proposed variation to condition 7 of consent F/2000/1276 which removes the GPDO (General Permitted Development Order) rights within the boundary of Newlands Farm.

Location:
Newlands, Old Wokingham Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2001. 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

11 January 2001

A·O

1792

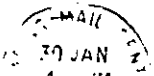
I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number VAR/2001/3130 relates.

Address of site Newlands Farm
Old Wokingham Rd Wokingham
Berks RG40 3BU

Signed

Date 25-1-01

Postage will be paid by licensee



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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	05 JAN 2001
Officer: AO	Application No. VAR/2001/3130

Map No. 92 Site 0037
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(VAR) PROPOSED VARIATION TO CONDITION 7 OF CONSENT F/2000/1276 WHICH ~~STATES THAT~~ REMOVES GPDO RIGHTS WITHIN THE BOUNDARY OF NEWLANDS FARM

Location: NEWLANDS FARM OLD WOKINGHAM ROAD

Parish: WOK W/OUT Ward: WOKINGHAM W/O 11.01.01

Applicant: MR P THOMAS

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (2) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.01.01 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 (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....

.....

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

NEIGHBOURS:

S/N + 3 The Hollies } Old Wokingham Rd
Pinecroft }
The Barnyard } Easthampstead Rd
The Old Farmhouse } } as for app no 2000/1276

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

05.JAN.2001 * 3130

1.	APPLICANT'S NAME	MR P THOMAS
	ADDRESS	C/O AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Robin Bradbeer Limited Planning & Development Consultancy
	ADDRESS	PO BOX 168 CHELTENHAM
	POST CODE	GL53 0XX PHONE 01242 577151
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	NEWLANDS FARM OLD WOKINGHAM ROAD WOKINGHAM BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		RELAXATION OF CONDITION 7 ON PLANNING PERMISSION F/2000/1276
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.36
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	330/60/1A PE/PT/02

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE ☐ REDEVELOPMENT ☐

ERECTION OF NEW BUILDING ☐ ALTERATION or EXTENSION ☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION ☐ See question 10

FULL PERMISSION ☐

APPROVAL OF DETAILS/RESERVED MATTERS ☐ State relevant outline permission number. Also complete Question 10

TEMPORARY PERMISSION ☐ State period required

RELAXATION OF CONDITIONS ☑ State relevant application number: F/2000/1276
Conditions to be relaxed: No. 7

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.	B1c B2 B8
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	YES/~~NO~~ — If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?	YES/~~NO~~ — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.
14. STATE EXTERNAL MATERIALS TO BE USED.	N/A
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.	N/A
16. HOW WILL SURFACE WATER BE DISPOSED OF?	N/A
17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A	To existing system YES/NO If no, please give details
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access	– EXISTING 6.0m R. JUNCTION WITH OLD WOKINGHAM ROAD
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	N/A

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

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

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — * STATE No. OF HABITABLE ROOMS — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/~~NO~~ — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£95

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 MR P THOMAS DATE 4 JANUARY 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				
A2	FINANCIAL AND PROFESSIONAL SERVICES		05.JAN.2001* 3130		
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify B1(c), B8		330		
OTHER	Please Specify B1(c), B2, B8				330
	TOTAL		330		330

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	REFER TO PLAN	
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.

REFER TO COVERING LETTER

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

REFER TO COVERING LETTER

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
6			6

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

NO

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

1789/a

SECTION 66 CERTIFICATE

Application No. 05.JAN.2001* 3130

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

● 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

Agricultural Holdings Certificate

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

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.

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
NONE.		

Signed . . . . . .

On behalf of . . . MR P THOMAS . . . . . .

Date . . . . . 4 JANUARY 2001 . . . . . .

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

① ADDRESS NEWLANDS FARM OLD WOKINGHAM ROAD PARISH WOK/WITHOUT E

PLOT No. ORD. SHEET No. SU. 8465 9R

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
8/54	MR. S. THOMAS	IMPLEMENT SHED	9.2.54	APP. N/A
84/55	"	PREFABRICATED BUNGALOW	8.3.55	APP. C/A
R/162/60	"	CONTINUED USE OF TEMP. DWELLING	6.10.60	N/A T.P. 31.12.62
R/20/64	"	RETENTION OF TEMP. DWELLING	20.2.64	N/A T.P. 31.12.69
O/333/64	"	PERMANENT DWELLING & GARAGE TO REPLACE TEMPORARY	15.2.64	N/A C/A
49/65	"	DETACHED HOUSE & GARAGE	13.5.65	APP. C/A
O/179/68	"	DETACHED HOUSE FOR FARMWORKER	28.11.68	N/A C/A
3/69	"	" " & GARAGE " "	20.2.69	APP. C/A
35/73	"	O/APP. SOIL FILLING ½ ACRE	25.1.73	N/A T.P. 31.12.74
36/73	"	STORAGE FOR 30 CARAVANS	25.1.73	N/A REF.
298/73	WATCH TOWER CONVENTION	TEMPORARY CARAVAN SITE	22.2.73	N/A REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 316/86

DRAINAGE

091074

05.JAN.2001* 3130

② ADDRESS NEWLANDS FARM OLD WOKINGHAM ROAD PARISH WOK/WITHOUT E

PLOT No. ORD. SHEET No. SU. 8465 9R

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00752	MR S. THOMAS	RENEWAL TEMP. PERMISSION 35/73	13.6.74	N/A T.P. 31.10.74
4069	"	S/STOREY DWELLING FOR FARM WORKERS.	18.3.76	N/A REF.
13217	MR & MRS. THOMAS	RETENTION OF DWELLING WITHOUT COMPLIANCE OF COND 4 ON O/333/64.	3.5.80	N/A REF.
16484	"	"	19.11.81	N/A REF.
18556	"	RETENTION OF DWELLING WITHOUT COMPLIANCE TO COND. 4 ON O/333/64	16.12.82	N/A REF.
26183	MR B. MILLS	NEW ACCESS (TPO)	2.10.86	C/A
27191 -	JEHOVAH'S WITNESSES	HALL	19.3.87	REF.
32765 -	"	"	16.3.89	C/A
6RA 7341	-	-	27.6.89	APP
34613	MRS. B. THOMAS	O/L. 1 DWELLING FR. HONEY HILL	15.3.90	REF.

DATE OF COMPLETION

MINISTRY DECISION 13217 Appeal dismissed 7.4.81. 18556 - APPEAL GRANTED - 20.9.83

SPECIAL ORDERS TPO on 26183 TPO 316/86 27191 - " " - 7.6.88

DRAINAGE

091074

97/66287/F MR. P. THOMAS FARM BLDGS. TO STORAGE (B8) & LIND. B1(c) 08.03.99 C/A

1933

(3)

ADDRESS NEWLANDS FARM. **PARISH** WOK/WITHOUT.

OLD WOKINGHAM ROAD.

PLOT No. **ORD. SHEET No.** SU. 8465 92.

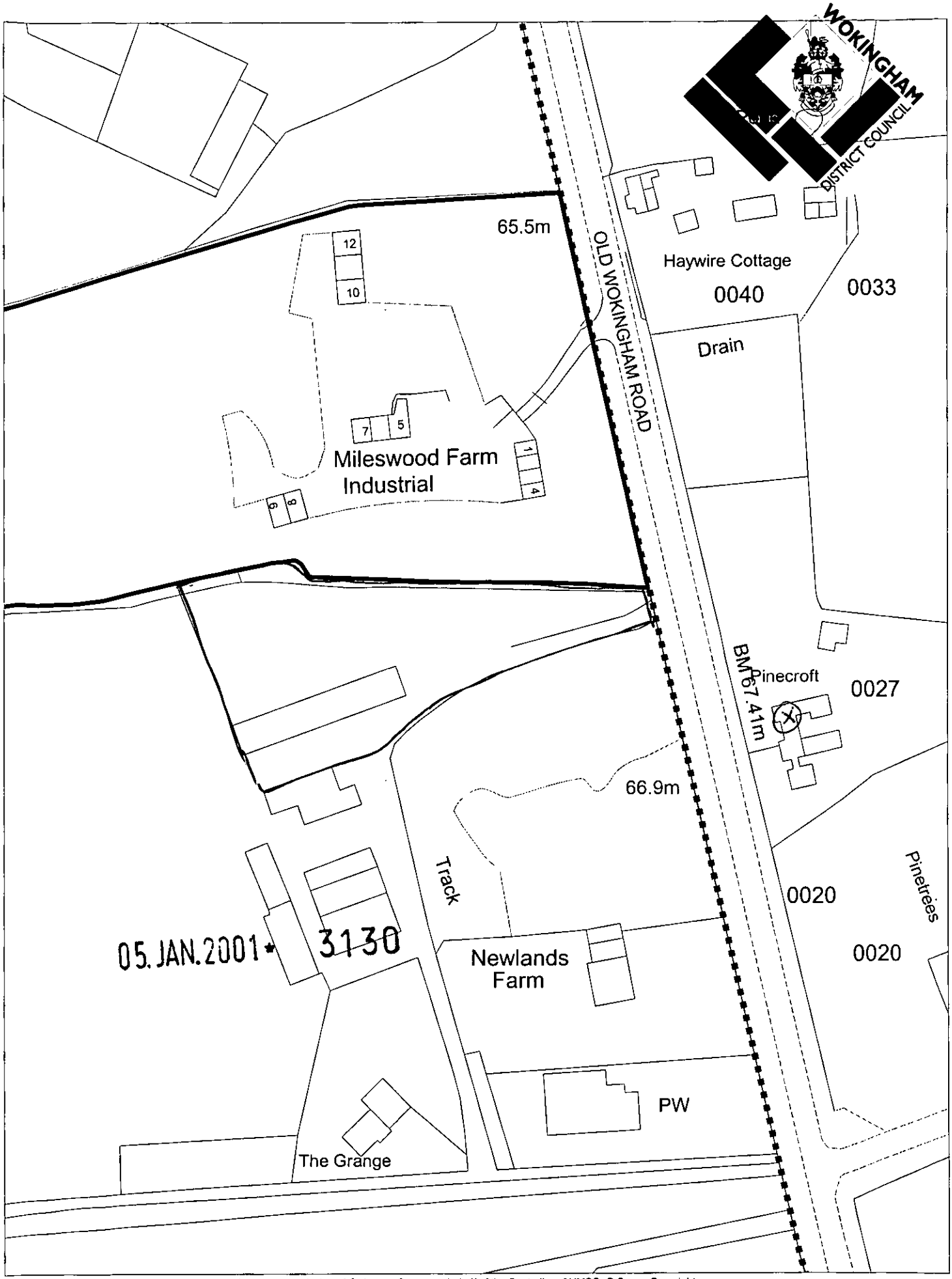
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/66287/07	MR P. THOMAS.	Details comply with cond'n 07 of consent 97/66287/F for app. vehicle turning plan.	26/5/99	C/A
C/66287/05/A	"	Revised config of Tree Planting Drg. PG/PT/02	1/7/99	APP
C/66287/05	"	D. Ltr. - App of landscape plan	10/1/99	APP
F/2000/0598	"	C. of U. B1(c) B8 use to B1(c) B2 B8 use & use of part of authorised lorry/car park	5/4/00	REF
F/2000/1276	Mr. R. Thomas	C. of U. from B1(c) B8 use to B1(c), B2 & B8 use (Retro)	5.9.00	APP

MINISTRY DECISION

SPECIAL ORDERS

05. JAN. 2001 * 3130



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Development Control Section, Environmental Services, Wokingham District Council.

8 January 2001

Scale: 1 : 1250

N W E S