APPLICATION NO:

F/2002/8127

LOCATION:

Mileswood Farm Old Wokingham Road, Wokingham .

APPLICANT:

Mr A Miles C/O Robin Bradbeer Ltd

PROPOSAL:

Proposed erection of a replacement B2 industrial building. Retrospective.

EARLIEST DATE FOR DECISION: **05/01/2003**

28 Day exp: 9/1

APPLICATION WILL HAVE EXPIRED ON: 30/01/2003

CASE OFFICER: **Natalie Brown**

REFUSED

Appeal Decision

Site visit made on 11 May 2004

by Lynn Heffernan BA (Hons) MSc MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

24 JUN 2004

Appeal Ref: APP/X0360/A/04/1137542
Mileswood Farm, Old Wokingham Road, Wokingham, Berkshire, RG40 3BU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr A Miles against the decision of Wokingham District Council.
- The application (Ref. F/2002/8127), dated 28 November 2002, was refused by notice dated 17 July 2003.
- The development proposed is the erection of industrial building to replace pre-existing industrial building (retrospective).

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The development was started before the date of the planning application but had not been completed at the time of my site visit.

Main Issue

2. I consider that the main issue in this case is the effect of the proposed development on the character and appearance of the countryside.

Planning Policy

3. The development plan for the area includes the *Berkshire Structure Plan 1991-2006 Incorporating Alterations adopted in August 1997* (SP) and the *Wokingham District Local Plan* adopted in 2004 (LP). Policies C2 (SP) and WCC1 (LP) exert strict control over development in the countryside outside development boundaries except in limited prescribed circumstances. Development which is acceptable in principle will only be permitted if appropriate in scale, form, materials, design and character to its location in the countryside. Policies C6 (SP) and WCC2 (LP) seek to maintain 'green wedges' and 'gaps' which provide visual and physical separation between settlements that are close together. Policy WRE4 (LP) permits minor extensions to buildings on sites in existing employment use outside settlements provided that they do not cause greater visual impact on the character of its countryside surroundings. Policy WOS3 (LP) also states that development should be appropriate in scale and character to the location and be designed to respect the local context. Policies BU1 (SP) sets out the circumstances in which industrial and other business uses will normally be permitted and Policy BU2 (SP) seeks, amongst other things, to enable existing businesses to expand in situ.

4. The Berkshire Unitary Authorities are reviewing the Structure Plan and have published the *Berkshire Structure Plan 2001-2016* (2002). Policy DP6 safeguards land outside

settlements for its own sake to be used only for purposes appropriate to rural areas. Policy DP7 carries forward similar policy objectives to adopted Policy C6. The emerging plan has been modified in the light of an Inspector's report following an Examination in Public. It has reached an advanced stage and carries significant weight.

5. *The South East Area Local Plan* (1994), which was the statutory local plan when this planning application was determined, has been superseded by the *Wokingham District Local Plan* (2004) and the policies referred to are no longer relevant to this appeal.

Reasons

6. The appeal site comprises a complex of buildings authorised for Class B1 and B2 industrial uses together with a compound for Class B8 use. It is situated in the countryside in a location designated as a 'gap' which separates the settlements of Wokingham and Crowthorne. The site, which is densely wooded and covered by a Tree Preservation Order, is set back from the main road. It is bounded on one side by Brooklands Farm and on the other by the Newlands Farm Industrial Estate.

7. The appellant states that the previous building, which has now been demolished, was a dutch barn style rectangular building with walls clad in shiplap timber boarding and a curved roof and gable ends covered with corrugated steel sheeting. The appellant states that the previous structure had a floorspace of approximately 145sq m including lean-to additions built after planning permission had been granted for the change of use to workshops. According to the Council's statement the previous building, as shown on the plans when permission was granted in 1998, covered 87sq m of floorspace. I have not been told the planning status of these subsequent additions.

8. The replacement building is significantly larger than the original building and has a floor area of some 217 sq m. The appellant states, and the Council does not dispute, that the replacement building is of a similar height to the original one but it occupies a larger footprint. Unlike the previous building it is a steel framed structure clad in profiled metal sheeting with 2 roller shutter doors proposed on the east and west elevations. The other buildings on the site are mainly low level wooden structures. The increase in size and change of materials from a wooden clad structure to a metal building gives a more industrial appearance. However, in my estimation, the design and materials of the building are not untypical of many modern industrial and agricultural buildings found in the countryside including some close to the appeal site. Moreover if, as the appellant states, the building is of a similar height to the previous dutch barn, it too would have been of a different scale to the other buildings on site.

9. In terms of visibility, the building is located centrally on the site in a similar position to the previous building. It is set back from Old Wokingham Road and reached along a winding road which passes through woodland. There is close boarded boundary fencing along the road frontage which screens the site and the lower portion of the building whilst the dense tree belt screens and softens the views of the upper part of the site and building. In my opinion, this dense woodland setting significantly restricts visibility of the building from Old Wokingham Road. The building is visible from Easthampstead Road across more open farmland belonging to Brookfield Farm. However, in my estimation, the building is not unduly intrusive in the landscape when viewed from this vantage point. I note that the Council's Landscape Officer also concluded that the building was not prominent from outside the site.

10. The site is located in a 'gap' which, it is stated, is intended to prevent the coalescence of Wokingham, Pinewood/Crowthorne and Finchampstead. However the appeal building is located centrally within the complex of authorised industrial buildings within a protected woodland setting. Although the development adds to the density of buildings on site it would not encroach further into open countryside. This, together with the dense tree coverage, would ensure that the development does not threaten the physical or visual separation provided by the gap.

11. The appellant has drawn my attention to nearby industrial buildings at Newlands Farm Industrial Estate and Priors Farm which are similar to the appeal proposal and larger than it. I agree that these building are more prominent in the countryside but, as I am not aware of their full planning background, I attach little weight to them. I have considered the proposal before me on its own planning merits having regard to development plan policy and any material considerations.

12. I conclude that the proposal would not affect the character and appearance of the countryside unacceptably or thereby conflict with the objectives of Structure Plan Policies C2 and C6 and Local Plan Policies WCC1, WCC2, WRE4 and WOS3.

Other Matters

13. The Council suggests that the development may lead to an intensification of industrial use on the site and that building on the hardstanding would displace the parking area previously allowed on appeal and lead to pressure for additional hardstanding adding to the urbanisation of the area. The appellant has stated that the proposal would not result in any material change to existing car parking and that no additional parking is proposed. Any future proposal for car parking would be subject to planning control. No information has been put to me to suggest that an intensification of use would cause problems in terms of highway safety or nuisance to neighbouring uses. Neither the Council's Highways Officer nor the Environmental Health Officer have objected to the principle of the proposal.

14. The trees on site are protected by a Tree Preservation Order and the Council's Landscape Officer has confirmed that no trees are affected by the proposal.

Conditions

15. The Council has suggested conditions regarding the construction and surfacing of the vehicular access and the retention of parking and turning areas within the site. I consider that these conditions are reasonable in the interests of highway safety and convenience and in order to restrain the possibility of encroachment onto them. The appellant has suggested a condition requiring a scheme for the painting of the exterior of the building to be submitted to the local planning authority for approval even though the plans indicate that the building will be painted brown. I consider that such a condition is reasonable in the interests of visual amenity.

16. The appellant has suggested that conditions controlling the hours of operation and to restrict the building from being subdivided could be imposed in view of the Council's concerns about intensification of the use. The Council has commented that these conditions do not overcome their reasons for refusing the development and do not outweigh the harm that the proposal would cause to the area. The Council has not commented on the merits of the suggested conditions in the event that the appeal is allowed. In the absence of any reasoned

justification for these particular conditions, such as evidence of potential nuisance or traffic problems, I consider that it would be unreasonable and unnecessary to impose them.

Conclusions

17. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

18. I allow the appeal and grant planning permission for the erection of industrial building to replace pre-existing industrial building (retrospective) at Mileswood Farm, Old Wokingham Road, Wokingham, Berkshire, RG40 3BU in accordance with the terms of the application (Ref. F/2002/8127), dated 28 November 2002, and the plans submitted therewith, subject to the following conditions:

    1) The building shall not be occupied until a means of vehicular access has been constructed in accordance with the approved drawing No 2765/1 and surfaced with a bonded material across the entire width of the access for a distance of 30m as measured from the carriageway edge. The land within the visibility splays shown on the approved drawing shall be cleared of any obstruction exceeding 0.6m in height and thereafter maintained at all time clear of any obstruction exceeding 0.6m in height.

    2) The vehicle parking spaces and turning areas shown on the approved drawing No 2765/1 shall be permanently retained as such and used for no other purpose.

    3) A scheme for painting the exterior of the building shall be submitted to the local planning authority within one month of the date of this permission. The scheme shall be shall be carried out in accordance with the approved details within three months of the date of the local planning authority's approval.

Information

19. Attention is drawn to the requirements of section 76 of the Town and Country Planning Act concerning provisions for the benefit of the disabled.

Lynn Hefferman

INSPECTOR

Application No: F/2002/8127 NAB

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr A Miles
C/O Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Glos
GL6 7LS

Application Number: F/2002/8127

Parish:	**WOKINGHAM WITHOUT**
Location:	**Mileswood Farm, Old Wokingham Road, Wokingham.**
Proposal:	**Proposed erection of a replacement B2 industrial building. Retrospective.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reasons

1. The develoment by virtue of its size, design and materials has resulted in a visually intrusive structure which is detrimental to the rural character of the area which is also designated as green gap. Furthermore, the large building now on the site results in the potential for intensification of the use of the site which is contrary to adopted countryside policies. The development which has already taken place is therefore contrary to policies C2 and C6 of the Berkshire Structure Plan, policy STV2 of the South East Area Local Plan and to policies WOS3, WCC1, WCC2 and WRE4 of the Modified Wokingham District Local Plan.

Informatives

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2 and C6.

South East Area Local Plan Policy STV2.

Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC2 and WRE4.

2. This refusal is in respect of Drawing No. 2765/1C, received by the Local Planning Authority on 5 December 2002.

T. G Watson

Trevor Watson
Development Control Manager
Date: 17/07/2003

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.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 12 August 2004
My ref: NB/F/2004/8127
Your ref:

Adam Miles
Mileswood Industrial
Old Wokingham Road
Wokingham
Berkshire
RG40 3BU

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

Dear Mr Miles,

APPLICATION: F/2002/8127
SITE: MILESWOOD FARM, OLD WOKINGHAM ROAD

I refer to your letter and paint sample received on the 15 July 2004 with reference to the above planning application and condition 03 of the appeal decision.

I can confirm that the paint colour RAL 6002 'Leaf Green ' is considered acceptable and complies with condition 03.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

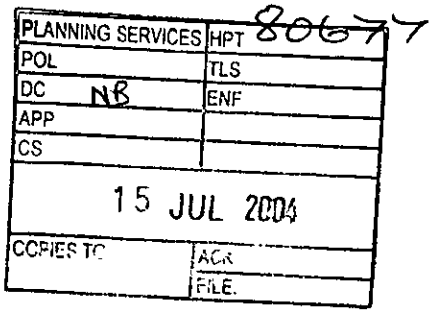
NAB

Natalie Brown
Planning Officer

F/2004/8127

Mileswood Industrial

Old Wokingham Road, Wokingham, Berkshire RG40 3BU
(0118) 979 7004



The Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

15th July 2004

Dear Sir/Madam,

Re: New industrial building at Mileswood Farm, Old Wokingham Road

As you are no doubt aware, the planning application for the above development has now been allowed on appeal.

One of the conditions of the appeal decision requires the building to be painted in a recessive colour.

Please find enclosed a colour chart upon which I have marked our intended finish colour. The colour chosen is RAL 6002 'Leaf Green'. The paint is to be supplied by a specialist company from Swindon and complies with all necessary legislation.

Please advise if this colour is acceptable to the Council, whereupon we will endeavour to coat the building as soon as possible.

Yours faithfully,

Adam Miles

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/8127

Applicant : Mr A Miles C/O Robin Bradbeer Ltd.

Location : Mileswood Farm, Old Wokingham Road, Wokingham, .

Proposal : Proposed erection of a replacement B2 industrial building. Retrospective.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 05/12/2002

Earliest Date for Decision : 05/01/2003

Latest Consultation Date/Site Notice Expiry Date : 05/01/2003

This application will have expired on: 30/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

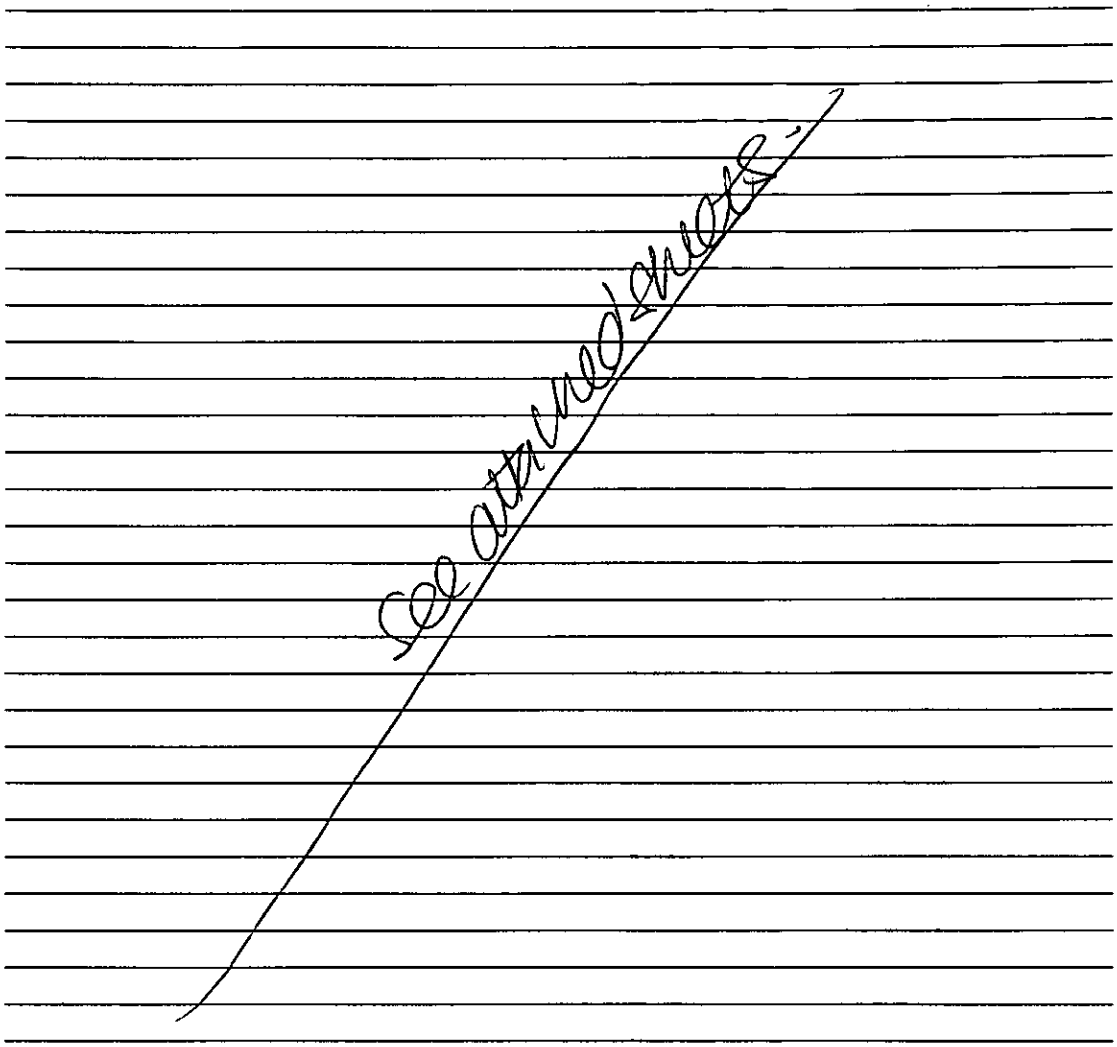
Consultation Responses :

Highways- no objection subject to conditions
Env. Health – no objection
Trees – no objection
WOK W'out Parish Council - object.

Planning Issues :

Application Number: F/2002/8127

Appraisal :



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

RECORD OF SITE VISIT

SITE ADDRESS: Mileswood Farm Old Wokingham Road Wokingham .

APPLICATION NUMBER: F/2002/8127

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number F/2002/8127
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			As per appc 7333
			Suv add modified WDUP instead of (DD)
			Informative
			This refusal is in accordance with drawing 2765/1C.

Application Number: F/2002/8127 – Mileswood Farm

Appraisal:

Development

Retrospective application for the erection of a new building for B1(c) use (light industrial) for motor repairs and demolition of existing building, and mitigating measures to try and overcome reasons for refusal on application F/2002/7333. These measures are as follows:

- Possibility of restricting the hours of operation of the building
- Repainting the building to a dark brown colour
- Suggested condition restricting sub-division of the building
- Offer to 'trade in' adjacent authorised open storage area through s.106 agreement, which could then be used for car parking

The 'existing building' (already been replaced) covered 87m^2 floor area (building B2 on drawing 244/97/1 on application 97/66427/F), and was a wooden clad structure. The proposed floor area of the replacement building covers 217m^2 floor area and is of a pale grey metal clad construction.

Previous History

- 97/66427/F – application for the change of use of redundant buildings to work shops (B1 and B2 use) and fenced compound for B8 use – Retrospective. This application was approved on 9 April 1998
- 98/68435/F – application to increase the number of parking spaces to 50, and therefore increase the amount of hard standing. Allowed on appeal, 30 June 2000.
- F/2002/7333 – retrospective application for replacement building

Relevant Policies

The site is located within a rural area and is designated as green gap by the Wokingham District Local Plan. The site relates to an employment use outside of the settlement boundary. The relevant polices are therefore:

BSP: C2, C6, BU1, BU2
SEALP: STV2, SE5`
WDLP(modified): WOS3, WCC1, WCC2, WRE4, WEM8

Policy WEM8 relates to identified local need and refurbishment of existing buildings. The policy states that proposals involving the regeneration of business, industrial, distribution and storage areas through refurbishment or subdivision of large obsolete buildings into smaller units will receive particularly favourable consideration if they comply with the requirements of Policy WOS3.

However, it is not considered that this site represents refurbishment of an existing building. The building has not been refurbished – it has been removed and replaced with something completely different in terms if materials, design and size. Furthermore, it is not considered that the development accords with criterions a) and f) of policy WOS3 which states:

a) Be appropriate in scale of activity and character to the area in which they are located and be integrated into their local context without detriment to the amenities of adjoining land uses and occupiers

f) Be of high quality of design that respects the local context by virtue of siting, layout, massing, materials, colour and texture.

Since the consideration of the previous application, the Council has considered and published modifications to the WDLP, which have gone through a consultation process. These modifications have been agreed to be used for development control purposes. The modified policy WRE4 has taken on board the recommendations of the Local Plan Inspector, and as per the previous application, it is still considered contrary to this policy.

Policy SE5 of the South East Area Plan relates to refurbishment of existing buildings, and states that *"proposals involving regeneration of business, industrial, distribution and storage areas....will normally receive particularly favourable consideration"*. Whilst the principle may be accepted by this policy, it does not outweigh concerns regarding impact to the character of the area and intensification.

It is not considered that the mitigating measures proposed overcome the concerns and reasons for refusal on application F/2002/7333 (see attached appraisal). It is still considered that even with the measures proposed that the retrospective development would adversely impact upon the rural character of the area, especially when it can be viewed from parts of Easthampstead Road.

It is not considered that restricting hours of operation and conditions regarding sub-division would overcome the concerns regarding impact of the building of the character of the area, nor would the re-painting of the building disguise the size of the building. This is also the case regarding a potential s.106 relating to an existing storage area. Therefore, it is not considered that the proposed measures overcome the previous reason for refusal, and so it is recommended that this application be refused.

Application Number: F/2002/7333 – Mileswood Farm

Appraisal:

Development

Retrospective application for the erection of a new building for B1(c) use (light industrial) for motor repairs and demolition of existing building.

The 'existing building' (already been replaced) covered 87m^2 floor area (building B2 on drawing 244/97/1 on application 97/66427/F), and was a wooden clad structure. The proposed floor area of the replacement building covers 217m^2 floor area and is of a pale grey metal clad construction.

Previous History

- 97/66427/F – application for the change of use of redundant buildings to work shops (B1 and B2 use) and fenced compound for B8 use – Retrospective. This application was approved on 9 April 1998
- 98/68435/F – application to increase the number of parking spaces to 50, and therefore increase the amount of hard standing. Allowed on appeal, 30 June 2000.

Relevant Policies

The site is located within a rural area and is designated as green gap by the Wokingham District Local Plan. The site relates to an employment use outside of the settlement boundary. The relevant polices are therefore:

BSP: C2, C6
SEALP: STV2
WDLP(DD): WOS3, WCC1, WCC2, WRE4

Policy WCC2 relates to green gap/separation of settlement and state that development shall not be permitted if it would affect or detract from their open and countryside appearance. This is further enforced by policy C6 of the BSP which says that development would not be permitted if it would threaten important open areas.

The last paragraph of policy C2 of the BSP says that development in the countryside should be appropriate in scale, form, impact, character and siting to its location within the countryside.

Policy WCC1 of the WDLP reflects the sentiments of policy C2. In the Inspector's report to the WDLP public inquiry, he recommends the rewording of the policy, but this does not affect the consideration of this application (However, the Council has not yet formally considered these Inspectors recommendations).

Policy WRE4 relates to development on existing employment sites outside of settlements, and development would be acceptable provided that :

A) it does not lead to an intensification activity on the site,
B) would have no greater visual impact on the undeveloped character of the area than the existing development,
C) does not cover a larger area of the site than that occupied by existing authorised development,
D) does not cause detriment to amenities of adjoining land uses and occupiers
E) does not lead to objections under policy WT4 (environment impacts of traffic) or other transport policies of the plan.

The local plan Inspector recommends deleting this policy and replacing it with the following:

A) the proposal would not cause any greater visual impact on the character of the countryside, its surroundings that the existing development in terms of siting, scale, materials and site coverage,
B) would not cause detriment to the amenities of adjoining land uses
C) would not generate additional levels of traffic that would cause acceptable environmental impacts or detriment to road safety.

The proposed changes do not affect the consideration of this application. The Council has not yet formally considered the changes proposed by the Inspector.

1. Impact upon neighbouring properties
   The replacement building is located away from neighbouring boundaries. It is therefore considered that there would be no adverse impacts upon neighbouring properties in terms of being overbearing and causing overshadowing.

2. Impact upon the character of the area
   It is considered that the increase in size and change of materials creates a more visually intrusive structure to the detriment of the rural character of the area. Not only would this be contrary to polices WCC1 and WCC2, but also to clause B of policy WRE4 (and Inspector's proposed clause A). The change in materials form a wooden clad structure (very much in keeping with the other building on site and rural nature of the area) to a larger metal clad structure is considered to be more industrial in appearance, which causes greater visual impact.

   It is also considered that a significantly lager building for use a motor repairs than that existing would lead to intensification of activity on the site, which would be contrary to clause A of policy WRE4.

   Furthermore, whilst the replacement building is larger than that previously permitted, and could be considered to not cover a larger area than that already permitted (as it would include building on some of the existing hardstanding), the building onto the hardstanding area would lead to

displacement of the parking/hardstanding allowed on appeal (98/68435/F). This would increase the pressure for more hardstanding to be created, in order to account for that lost by the enlarged building. Also, should the use of the site be intensified, this could also lead to increased pressure to create more areas of hardstanding whilst vehicles are waiting to be repaired.

It is considered that the combined impact of change of materials of the building, larger replacement building and intensification of the use of the site would adversely affect the rural character of the area, which is designated as a green gap. The development would therefore be contrary to policies WCC1, WCC2 and WRE4.

3. Impact upon highway safety (parking provision)
The Highway Officer raised concerns that the access to the site is of a substandard construction and would need to be resurfaced for a distance of 7m (from the highway) with a bonded material. They also requested a revised plan showing vehicle parking and turning, including provision for lorries. They also requested that trees/hedges at the front of the boundary be trimmed back to the highway boundary to maximise visibility from the access. These plans were received on the 13 September 2002 (drawing 2765/1A). The Highway Officer had no objection to these amendments subject to conditions relating to parking and turning, visibility splays being provided, the building not being occupied until the access is constructed, and the access being surfaced.

4. Letters of representation
The Parish Council have objected to the development on the grounds that it would be an eyesore in rural surroundings and as the building is larger than the existing, it would be further development in the green wedge. These points have been addressed above.

~~**Approval:**~~ **Refusal: ✓**

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 12 December 2002

Application Number: F/2002/8127

Proposal: Proposed erection of a replacement B2 industrial building. Retrospective.

Parish: WOKINGHAM WITHOUT PARISH

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

Applicant:
Mr A Miles C/O Robin Bradbeer Ltd.

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).

Site visit carried out: ☐ **No** ☑ **Yes - Date & Time:** _____

1. C122, R122.
2. C126 (INSERT: 2765/1C), R126.
3. No building shall be occupied until all shrubs, trees etc are trimmed back to the highway edge across the entire frontage of the site.
4. C132, R132
5. C140 (INSERT: 30 metres), R140.

NO7.

Adam 24/a/02.

Wokingham Without Parish Council Consultation Sheet

Officer	Natalie Brown
No	F 2002 8127
Proposal	erection of a replacement B2 industrial building- Retrospective.
Site	Mileswood Farm, Old Wokingham Road, Wokingham.

Committee's Comments

The development is in blatant breach of planning law,. The Council is, and would have been if consulted in advance, opposed to what is further creeping industrial development in the rural area defined as 'green wedge'. The building should be demolished.

Signed :
Clerk to Wokingham Without Parish Council

07 January 2003

See Part One Plans

To:
Landscape and Trees
Outside Settlement Boundary

17 DEC 2002

From: Natalie Brown

Date: 12 December 2002

Application Number: F/2002/8127

Proposal: Proposed erection of a replacement B2 industrial building. Retrospective..

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

Applicant:
Mr A Miles C/O Robin Bradbeer Ltd.

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

The trees on this site are included in Tree Preservation Order No. 316/1986. The erection of the building did not require any tree removal.
As the building is not prominent when viewed from outside of the site I have no objection to it remaining.

Neil Ellerby

8/1/03

Natalie Brown

From: Natalie Brown
Sent: 15 July 2003 18:12
To: 'Robin Bradbeer'
Subject: RE: F/2002/8127 Mileswood Farm

Dear Robin,

Firstly, I apologise again for the delay in dealing with this application.

Further to our telephone conversation of this morning, I have now spoken to Trevor Watson on this application.

We do not consider that the mitigating measures proposed would overcome the reason for refusal on the original application (F/2002/7333) (nor that there would be any other measures in addition to those proposed that would overcome our concerns).

Therefore, I will be recommending the application for refusal.

Regards,

Natalie Brown
Planning Officer - North Team
Development Control
Wokingham District Council

Tel: 0118 974 6492
Fax: 0118 974 6484
Email: Natalie.Brown@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: Robin Bradbeer [SMTP:R.Bradbeer@btopenworld.com]
Sent: Sunday, July 13, 2003 10:15 PM
To: Natalie.Brown@wokingham.gov.uk
Cc: trevor.watson@wokingham.gov.uk
Subject: Fw: F/2002/8127 Mileswood Farm

Natalie

Reference our telephone conversation on 31 March and my subsequent chasers any chance of a response and update please?

Thank you

Robin

----- Original Message -----
From: Robin Bradbeer <mailto:R.Bradbeer@btopenworld.com>
To: Natalie.Brown@wokingham.gov.uk <mailto:Natalie.Brown@wokingham.gov.uk>
Sent: Wednesday, June 11, 2003 1:29 PM
Subject: Fw: F/2002/8127 Mileswood Farm

Natalie

Reference earlier email. May I please hear from you?

Thank you

Robin Bradbeer
----- Original Message -----
From: Robin Bradbeer <mailto:R.Bradbeer@btopenworld.com>
To: Natalie.Brown@wokingham.gov.uk <mailto:Natalie.Brown@wokingham.gov.uk>

Sent: Friday, May 30, 2003 1:21 PM
Subject: F/2002/8127 Mileswood Farm

Natalie

When I telephoned you on 31 March you said that this application would shortly be considered at a team meeting and you said that you would contact me further if you had any problems with the application. Since I have not heard from you since or received a decision can you please advise me of progress with this application?

Thank you.

Robin Bradbeer

Natalie Brown

From: John Mullaney
Sent: 19 December 2002 17:59
To: Natalie Brown
Subject: F/2002/8127 Mileswood Farm

I have no objections to the proposed development.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

WOKINGHAM WITHOUT PARISH COUNCIL

The Clerk, The Lodge
Pinewood Centre
Old Wokingham Road, Wokingham, Berks RG40 3AQ
Tel: Crowthorne (01344) 771425
Fax: (01344) 762283
email wwpc.gov@btinternet.com

64377

PCL	
DC NAB	
APP	
CS	
17 DEC 2002	
COPIES TO	ACK.
	FILE:

FAX MESSAGE

TO: WDC Development Control. **DATE:** 17 December 2002.

FROM: John Grant. **ATTENTION** Natalie Brown.

Re F/2002/8127 - **Mileswood Farm**

Deadline for comments 5th January.

The next meeting of this Council's committee that can consider this proposal is not until the evening Monday 6th and I will fax any comments on Tuesday 7th.

Please can you let me know if this is not acceptable?

Regards and thanks,

John Grant.
Clerk to the Council.

Natalie Brown

From: Natalie Brown
Sent: 17 December 2002 15:31
To: 'wwpc.gov@btinternet.com'
Subject: F/2002/8127 - Mileswood Farm

Further to your fax dated 17 December 2002, I can confirm that it would be OK for the Parish Council to submit comments to me on this application on Tuesday 7th January.

Regards,

Natalie Brown
Planning Officer
Development Control
Wokingham District Council

Tel: 0118 974 6492
Fax: 0118 974 6484
Email: Natalie.Brown@wokingham.gov.uk
www.wokingham.gov.uk

Application Number: F/2002/8127

Case Officer : NRB

Valid Date : 5-12-02.

Map No : 92

Site Area :

Received Date: 05/12/2002

Level : Delegated Application

Description : Proposed erection of a replacement B2 industrial building. Retrospective.

Location : Mileswood Farm, Old Wokingham Road, Wokingham, .

Parish : WT **Ward : WOK** 12-12-02 JB.

Applicant : Mr A Miles C/O Robin Bradbeer Ltd.

Fee Required: £0 **Fee Received: £0** Resubmission 7333.

Additional: ..... or Refund: .....

Enforcement Section to be notified ☑ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 12.12.02 ⇒

Building Control

Heritage (Harold Sanders)

Landscape Outside Settlement Boundary ✓

Trees TPO area ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Access officer ✓

EXTERNAL CONSULTATIONS

Adjacent DPA Bracknell Forest ✓

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Green Gap & Wedges
Rural Area
Countryside

NEIGHBOURS

S/N + see map

(pls. incl. Brookfield Farm (no address point))

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
	MILESWOOD FARM	MILESWOOD FARMOLD WOKINGHAM ROADWOKIN(	RG40 3BU
KAYS OF BRACKNELL	NEWLANDS FARM	NEWLANDS FARMOLD WOKINGHAM ROADWOKING	RG40 3BU
	PINECROFT	PINECROFTOLD WOKINGHAM ROADWOKINGHAM	RG40 3BT
	NEWLANDS	NEWLANDSOLD WOKINGHAM ROADWOKINGHAM	RG40 3BU
	HAYWIRE COTTAGE	HAYWIRE COTTAGEOLD WOKINGHAM ROADWOKIN	RG40 3BT

**********FILE COPY**********

Tel: (0118) 974 6492

Date: 12 December 2002

My ref: F/2002/8127

WOKINGHAM UNITARY
Aiming for Excellence

Councillor 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: F/2002/8127
Mileswood Farm, Old Wokingham Road, Wokingham, .
Proposed erection of a replacement B2 industrial building.
Retrospective.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/8127**
Mileswood Farm, Old Wokingham Road, Wokingham, .
Proposed erection of a replacement B2 industrial building. Retrospective.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Ross

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: 12 December 2002

My ref: F/2002/8127

WOKINGHAM UNITARY
Aiming for Excellence

Councillor 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

Dear Councillor

Application Number: F/2002/8127
Mileswood Farm, Old Wokingham Road, Wokingham, .
Proposed erection of a replacement B2 industrial building. Retrospective.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/8127**
Mileswood Farm, Old Wokingham Road, Wokingham, .
Proposed erection of a replacement B2 industrial building. Retrospective.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Lewis

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: 12 December 2002

My ref: F/2002/8127

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/8127
Mileswood Farm, Old Wokingham Road, Wokingham, .
Proposed erection of a replacement B2 industrial building. Retrospective.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/8127**
Mileswood Farm, Old Wokingham Road, Wokingham, .
Proposed erection of a replacement B2 industrial building. Retrospective.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Helliar-Symons

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/8127

Proposal:
Proposed erection of a replacement B2 industrial building. Retrospective.

Location:
Mileswood Farm, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8127 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/01/2003. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

12 December 2002

05.DEC.2002 8127

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

Mr Peter Watson
Development Control Manager
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham Berkshire RG40 1WR

05 DEC 2002
8127

Our ref. RWB/244
28 November 2002

Dear Mr Watson

SITE: MILESWOOD FARM OLD WOKINGHAM ROAD WOKINGHAM
PROPOSAL: INDUSTRIAL BUILDING TO REPLACE PRE-EXISTING INDUSTRIAL BUILDING (RETROSPECTIVE)

I attach the following documents in connection with the above application:

- Completed s. 66 Certificate
- 6 copies of completed Part 1 and Part 2 application forms
- 6 copies of drawing no. 2765/1C

This resubmitted application is made further to refusal F/2002/7333 and in accordance with the timetable agreed with your Officers.

The application incorporates revisions, concessions and representations in response to the reason for refusal of the previous application. These matters are set out below.

1. **PLANNING POLICY**

The modest scale of this proposal which involves the regeneration of this industrial building is in accordance with the following policies and national guidance:

BSP	:	BU1, BU2
SEALP	:	SE5
WDLP (deposit draft)	:	WEM8, WRE4
PPG7	:	paragraphs 3.8-3.11

Registered in England Number: 3372202

2. VISUAL IMPACT

The site is set back from old Wokingham Road down a winding track. The trees which surround this woodland site are the subject of an Area Tree Preservation Order. These considerations were taken into account by the Inspector in the appeal decision in 2000 to allow an expansion of this industrial site to accommodate additional car parking spaces. In that case the Inspector concluded that:

> *"Overall the proposal would not be unduly detrimental to the appearance or character of this rural area ....."*

The building is no higher than the pre-existing dutch barn style building. It is now proposed to paint the exterior of the building (roof, walls and roller shutter doors) in a recessive dark brown colour (BS. number to be agreed) instead of the existing pale grey colour. Its suggested that this work would be completed within 3 months of the grant of permission.

3. INTENSIFICATION

It is relevant to consider the Inspector's conclusion upon WDLP (deposit draft) Policy WRE4:

> *"It seems to me that intensification would only be objectionable if it resulted in harmful impacts" (Inspector's Report paragraph 7.181)*

The proposal results in a floorspace increase of 72m². The pre-existing building would have been capable of extension by 36m² (145m² x 25%) under the GPDO as "permitted development". The difference, a further 36m², is modest in the context of this industrial site which comprises 4 further industrial buildings comprising 11 units having a combined floorspace of 287m² with potential to add a further 72m² under the GPDO as "permitted development".

The pre-existing building comprised 3 no. B2 units. Further sub-division was not prevented by any conditions attached to permission 97/66427/F. However, in response to the LPA's concern to minimise intensification the applicant would be prepared to accept a condition attached to this rebuild to prevent sub-division of this building

In consideration of the floorspace increase arising from this development the applicant would be prepared to forego the 100m² B8 open storage compound permitted under 97/66427/F and to instead restrict the use of that area to car parking only. There were no conditions restricting the height of stored materials within that area which has in the past been used to stack empty pallets several meters high. The applicant would be prepared to enter into a legal agreement with the LPA giving effect to this suggestion.

Finally, the site presently operates without any restriction on hours of use. This application would provide opportunity for the LPA to impose an hours of use conditions upon the subject building, if considered necessary, as a further measure to counter its concern about intensification. This is a matter I would be happy to discuss further with Officers if required.

In conclusion, this application introduces the following new material considerations which were not raised in connection with F/2002/733:

1. **Specific reference to the planning policies with which the proposal conforms.**
2. **The offer to paint the exterior of the building a dark brown colour within 3 months of the grant of permission.**
3. **The offer to "trade in" the adjacent authorised open storage area through a s.106 agreement.**
4. **A suggested condition to prevent sub-division of the building.**
5. **An offer to discuss the possibility of a condition to control the hours of operation of the building.**

I would welcome the opportunity to discuss this application with your Officers in due course.

Yours sincerely

ROBIN BRADBEER BA (Hons) Chartered Town Planner

Enc.

c.c. Mr R Lettin

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

05.12.2002 8127

05 DEC 2002

1.	APPLICANT'S NAME	MR A MILES
	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
	ADDRESS	STEEPWAYS FARM NETHER LYPIATT STROUD GLOS.
	POST CODE	GL6 7LS PHONE 01453 889102
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	MILESWOOD FARM OLD WOKINGHAM ROAD WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF INDUSTRIAL BUILDING TO REPLACE PRE-EXISTING INDUSTRIAL BUILDING (RETROSPECTIVE)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.88 ha
5. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	TENANT
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	DRAWING 2765/1 C

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 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.

B2

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

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.

PROFILED STEEL SHEETING - TO BE PAINTED DARK BROWN COLOUR

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.

EXISTING WOODLAND AND FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

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

REFER TO PLANS

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	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO

If YES, please ask for and complete Part 3 of the form

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

NONE - RESUBMISSION OF SIMILAR PROPOSAL BY THE SAME APPLICANT WITHIN 12 MONTHS OF REFUSAL F/2002/7333 DATED 16/10/02

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 A MILES DATE 28 NOVEMBER 2002

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				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL		145	217	
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				
OTHER	Please Specify				
	TOTAL		145	217	

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		
Proposed	REFER TO PLANS	

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.

MOTOR VEHICLE REPAIRS

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

MR A MILES - CURRENTLY ON SITE

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
9			9

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".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No.

05.DEC.2002 8127

05 DEC 2002

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
MS R MILES	18CAMBRIAN WAY FINCHAMPSTEAD BERKSHIRE RG40 3JF	NOVEMBER 2002

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

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

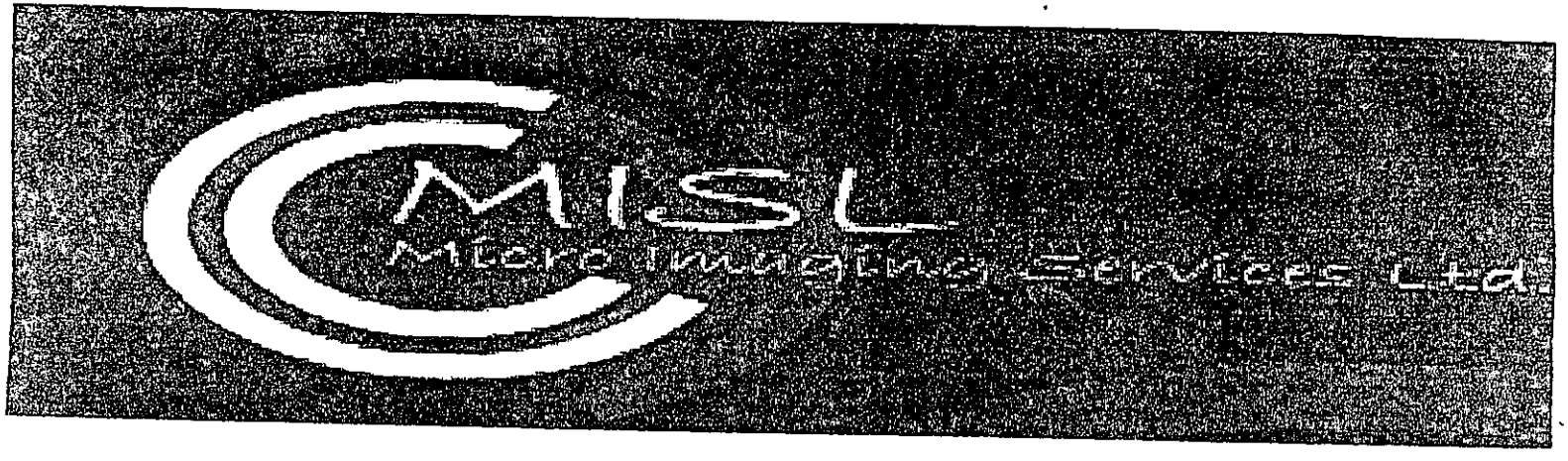
Signed . . . . . .

On behalf of . . MR A MILES . . . . . .

Date 28 NOVEMBER 2002 . . . . . .

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

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

ADDRESS Mileswood Farm PARISH Wok/Witmont Z

PLOT No. Old Wokingham Road ORD. SHEET No. SU-8366 92

BUILDER X part Newlands Farm / Sutton Court Farm

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/66428/F	Miles/Brar	Retention mobile home	8.12.97	Ref
97/66427/F	" "	C/o/use redundant	9.4.98	C/A
		bldgs to workshops		
		B1/B2 + fencing compound		
		B8 (Retro)		
98/68435/F	Mr. Miles & Mr. Brar	Add. Parking (Amend to App 66427)	1.2.00	REF
98/68436/F	Mr Miles + Mr. Brar	Retention of mobile home for	5.10.99	C/A
		use as messroom washroom + site office		
F/2002/7333	Adam Miles	New bldg for B1(a)	16.10.02	REF
		Right ind. use		
F/2002/8127	Mr Miles	Repl. B2 indust building (Retro)		

DATE OF COMPLETION

MINISTRY DECISION APPEAL DISMISSED - 66428/T - 2/7/98

SPECIAL ORDERS 68435 - APPEAL ALLOWED 30.6.00

DRAINAGE Pd Enq - buildings 5, 6 + 7 use - Mr Miles 18/3/02

091074