P/2002/6122

LOCATION:
North Court Farm Wick Hill, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs M Verstringhe C/O Project Planning Associates Ltd

PROPOSAL:
Proposed reconstruction of barn and cartshed.

EARLIEST DATE FOR DECISION: **21/04/2002**
28 Day exp: 25/4
APPLICATION WILL HAVE EXPIRED ON:
07/05/2002

CASE OFFICER: **Natalie Brown**

APPROVED

74

DO.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Verstringhe
C/O Project Planning Associates Ltd
The Studio
Westbrook Cottage
Towersey
Thame, Oxon
OX9 3RB

Application Number: F/2002/6122

Parish: **FINCHAMPSTEAD**

Location: **North Court Farm, Wick Hill, Finchampstead, Wokingham.**

Proposal: **Proposed reconstruction of barn and cartshed.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
4. The proposed reinstatement of the driveway shall only be surfaced with gravel and no other material.

T. G Watson

Trevor Watson
Development Control Manager
Date: 27/06/2002

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.

R/02045/1

12.MAR2002 6122

REPORT ON

STRUCTURAL CONDITION

OF

TIMBER BARN

AT

NORTH COURT FARM
BRIDLE PATH
WICK HILL
FINCHAMPSTEAD
BERKSHIRE

Harold James Partnership
Consulting Civil & Structural Engineers
The Courtyard
73a High Street
Burnham
Slough
Berkshire
SL1 7JX

Tele No: 01628 – 664016
Fax No: 01628 – 602862
Email: haroldjames@compuserve.com

26th February 2002

REPORT ON STRUCTURAL CONDITION OF TIMBER BARN AT NORTH COURT FARM, BRIDLE PATH, WICK HILL, FINCHAMPSTEAD, BERKSHIRE

At the request of Mr & Mrs Verstringhe, the owners, we inspected the barn located within the grounds of their property on 22nd February 2002 to ascertain its structural condition.

The barn is located some distance from the rear of the house and is one of several outbuildings within the plot.

The main barn which is 11.2 metres x 5.0 metres on plan and 5.7 metres high is entirely of timber construction and was thought to have been erected during the 1920's

It is constructed of timber planks nailed to the external faces of timber stud walls which are comprised of 100mm x 50mm vertical studs at approximately 400mm centres. The roof is clad mainly with slate and is pitched onto the front and rear walls. It is constructed with timber rafters (100mm x 50mm) at approximately 400mm c/c supported by timber purlins (100mm x 75mm) which are located midway down each roof slope. The purlins span onto struts supported by 150mm deep x 75mm wide timber beams spanning across the width of the barn. These beams are at approximately third points along the length of the barn, the spans of the purlins therefore being in the region of 4.0 metres, and near each end of the crossbeams diagonal bracing within the vertical plane have been provided to stiffen the connection between the beams and the walls. Other bracings, within the horizontal plane at eaves level, are located across each of the four corners of the barn. Various timber ties have been added at

eaves level across the barn, but are not part of the original construction and were no doubt introduced in an attempt to limit progressive roof spread. Diagonal bracings within the vertical plane have been provided at each end of each wall to enhance the overall lateral rigidity of the barn. The walls of the barn have been built on top of a few courses of brickwork off an unknown foundation and large double doors are situated at the centre of the barn within the front and rear walls, each opening being 3.2 metres wide. The floor is a solid concrete ground bearing slab.

At the left hand end of the main barn (as viewed from the house) there is a smaller barn with a shallow mono-pitched roof sloping down towards the left-hand end. It is of generally similar construction but the roof cladding is a mix of asbestos cement and plastic corrugated sheets supported by timber purlins at 1100mm centres, and the floor has been formed using bricks.

Adjacent to the barn are some cart sheds consisting of rough timber frames.

An external inspection of the barn was carried out and it was evident that it was leaning significantly, such that two timber raking props had been introduced against the rear wall in an attempt to prevent collapse. It was also noted that the front and rear walls bowed outwards as a result of roof spread and the roof had sagged significantly.

Many of the planks on the walls were loose and some were missing and there were signs of rot affecting some areas.

The brickwork supporting the timber walls was in poor condition, many of the bricks being loose and out of alignment and the timber sole plate on top of the brickwork was partly rotten. Many tiles on the roof were displaced or missing so that it was not weather tight, and the rain water goods were in poor condition with corroded down pipes and partly missing gutters at eaves level.

The large main doors within the front and rear walls had warped and were in poor condition, and the timber beams supporting the roof over the doors had deflected.

An internal inspection of the main part of the barn was carried out and the principal area of concern was the roof structure. Although the common rafters were generally adequate in terms of size and spacing, some had failed as a result of rot, so that additional timbers had been introduced at several locations in an attempt to strengthen them.

The timber purlins were significantly undersized so that they had deflected between the struts that supported them, and because of the lack of ceiling joists at eaves level significant roof spread had developed causing the walls to bow outwards.

The large door openings at the centres of the front and rear walls have created weak zones, further encouraging roof spread.

The beams supporting the purlin struts are very undersized and consequently they have deflected.

The bracing within the walls were intended to prevent sideways movement of the structure but over the years they have gradually failed mainly due to their nailed fixings being inadequate to resist the high wind forces on the barn. The result is the observed lean away from the prevailing winds, especially towards the right hand side, which has been temporarily propped.

The structure of the smaller part of the barn at the left-hand end is somewhat simpler. However, the purlins supporting the corrugated roof sheet are undersized and have deflected. At one location a purlin has fractured.

From our visual inspection we are of the opinion that the barn is in a dangerous condition although the temporary propping has so far prevented collapse. As it remains vulnerable to high wind forces it should not be used until effective remedial measures have been taken.

In our opinion it is not practical to strengthen it as the roof structures would require considerable modifications to overcome the undersized purlins, the deflecting beams and the roof spread. The extent of the work would be such that a re-construction of the roof would be the only practical way forward, bearing in mind that many roof timbers have been weakened by rot.

The other fundamental weakness of the barn is its inherent lack of adequate lateral stiffness.

Whilst this could be enhanced by introducing new diagonal bracings within the walls, the extent of the bowing of the walls and the significant lateral displacement at eaves level, especially towards the right hand end, is such that re-construction is the only practical answer, bearing in mind that rot is an any case affecting several areas of the timber studding and cladding.

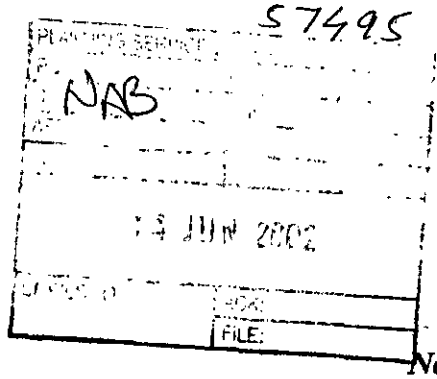
The weak brickwork and rotting timber plates supporting the timber walls are other aspects which can not be relied upon and in view of all the inadequacies of the barn structure identified in this report, any attempts at strengthening it would not only be expensive but would never completely overcome its inherent deficiencies. At best it will result in a poor compromise.

The only practical solution would be to completely demolish it and then construct a new barn based on sound engineering principles, on proper foundations.

PJF

..... P J Fortgang C.Eng., F.I.Struct.E., M.Cons.E., MaPS

6122



North Court Farm
Wick Hill
Finchampstead
Berks
RG40 3SN

BY FACSIMILE

Fax No: 01189 746484

13 June 2002

For the attention of: Natalie Brown
Ref: NB/MLT/F/2002/6122 – North Court Farm

TO AVOID ANY MISUNDERSTANDING

Just to confirm our telephone conversation of this morning. Namely that we wish to point out that our application to rebuild the barn has no connection whatsoever with any application that we understand might have been submitted by North Court – who is a neighbour of ours.

North Court Farm is a completely separate property.

Carole Verstringhe

12 MAR2002 6122

Wine Challenge Certificate

Thames and Chiltern Vineyards Association

Certifies that

NORTH COURT FARM REICHENSTEINER

has been awarded

BEST WINE FROM NON-COMMERCIAL & SMALL VINEYARD

Wine Challenge Competition

1993

Adjudicator _____

Chairman _____

12.MAR2002*

Wine Challenge Certificate

Thames and Chiltern Vineyards Association

Certifies that

Northcourt Farm Pinot Noir '89

has been awarded

Best Non-commercial

Wine Challenge Competition

1991

Adjudicator _____

Chairman _____

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 3 July 2002
My ref: NB/AO/F/2002/6122

Mrs Carole Verstringhe
North Court Farm
Wick Hill
Finchampstead
Berks
RG40 3SN

Environmental Services Department
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 Mrs Verstringhe,

APPLICATION: F/2002/6122 – REBUILDING OF BARN
SITE: NORTH COURT FARM, WICK HILL, FINCHAMPSTEAD

I refer to your letters received on the 18 June 2002 and 2 July 2002 with reference to the above application.

I can confirm that the following materials submitted to us satisfy condition 02 of consent F/2002/6122:

Feather edged tanalized timber to be stained black
Corrugated black onduline
Hand made plain clay tiles

Having referred the bat survey to our Biodiversity Officer, I can confirm that the information submitted satisfies the bat condition 6 of consent F/2002/6122.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

TGW

pp Mrs A. Odell
SENIOR PLANNING OFFICER

PLANNING SERVICES | HP 58158
FOL | DES
DC | ENF
APP
CS
02 JUL 2002
TYPES TO | ACK
FILE

North Court Farm
Wick Hill
Finchampstead
Berks
RG40 3SN

BY FACSIMILE

Fax No: 01189 746484

2 July 2002

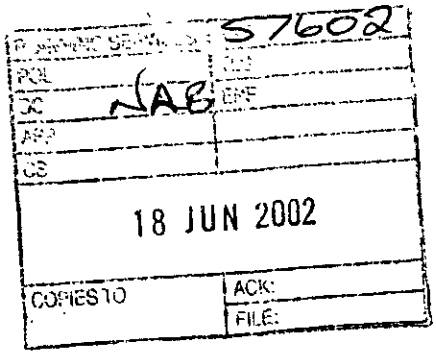
For the attention of: Natalie Brown
Ref: NB/MLT/F/2002/6122 – North Court Farm

With reference to your telephone call of yesterday I confirm that the materials already submitted are:-

Feather edged tanalized timber to be stained black (as per sample)
Corrugated black onduline (as sample)
Hand made plain clay tiles (as sample)
Hand made red bricks to match existing barn (sample to follow)

Carole Verstringhe

44 208 9792091
2-JUL-2002 11:28 FROM:MESV CONSULTANCY 44 208 9792091 TO:01189746484 P:1/1



PLANNING SERVICES 57602
POL
DC NAB EMF
APP
CS
18 JUN 2002
COPIES TO ACK:
FILE:

Porth Caint Farm
Dick Hill
Finchampstead
RG40 3SN

Dear Natalie

Herewith the materials we are hoping to use for the Barn and Cartshed. If you need identification by name perhaps you would like to ring me on 01189732123.

Yours sincerely

Carole Venstrengue

1/7 14.05
I phoned to get named samples

Natalie Brown

From: Andy Glencross
Sent: 19 June 2002 16:48
To: Natalie Brown
Cc: Mick Finnemore (E-mail)
Subject: FW: North Court Farm Barn FInchampstead - Planning Application No F/2002/6122

H Natalie

I am satisfied the this development is unlikely to adversely affect the local bat population.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

P.S. Below is a copy of the report for your records.

-----Original Message-----
From: Mick Finnemore [SMTP:micky.finn@virgin.net]
Sent: Wednesday, June 19, 2002 3:48 PM
To: Andy Glencross
Subject: North Court Farm Barn FInchampstead - Planning Application No F/2002/6122

Andy

I have just completed a bat survey on the above property in Finchampstead.

The barn is relatively modern and has little to offer bats apart fom a few hibernation niches.

Hope that the report is satisfactory

Cheers

Mick



BARN FINCHAMPSTEAD.doc

NORTH COURT FARM BARN FINCHHAMPSTEAD

Bat Survey June 2002

1.0 INTRODUCTION

1.1 Brief

Mick Finnemore was approached by Mrs & Mrs Vertwrighe to carry out a survey of a building at the above property for protected species, prior to submitting an application for redevelopment.

A survey was carried out by Mick Finnemore 19 June, 2002 to assess presence or absence of bats, a species protected under both British and European law.

1.2 Site Location

North Court Farm Barn is situated in the village of Finchampstead and can be access approximately 500m along a bridleway off The Ridge. **(Fig 1)**

1.3 Site Description

A dilapidated timber clad barn with attached workshop and lean-to wood store, constructed approximately 60 years ago. The building measures approximately 5m (width) x 16m (length) with the wood store adding another 6m(length)

The general construction is 4" x 2" studwork with a light grade timber cladding and the roof covering is octagonal asbestos slates with clay ridge tiles. The roof trusses are simple nailed structures with a ridge piece present. The lean-to wood store is open fronted with corrugated tin sheet roof whilst the workshop has a corrugated asbestos roof. The building is structurally unsound and has numerous holes both in the timber cladding and roof and will be replaced with a new barn/wood store of roughly the same footprint and design. The barn, which is classified as an agricultural property, is set amongst mature trees in a paddock. **(Fig 2)**

1.4 Bat Legislation

All bats and their roosts are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981(as amended) and are also included in Schedule 2 of the Conservation (Natural Habitats, & c.) Regulations 1994

Under the Act it is illegal to:

- intentionally or deliberately kill, injure or capture bats (take) bats
- deliberately disturb bats (whether in a roost or not)
- damage, destroy or obstruct access to bat roosts
- possess or transport a bat or any parts of bats, unless acquired legally
- sell, barter or exchange bats, or parts of bats

In this interpretation, a bat roost is ' any structure or place which any wild animal uses for shelter or protection. Because bats tend to reuse the same roosts, legal opinion is that the roost is protected whether or not the bats are present at the time.

There are three defences in law that allows what would otherwise be a prohibited act.

1. Injured or disabled bats may be taken and possessed in order to look after them with the sole purpose of releasing them once they are no longer disabled;

2. Similarly, badly injured animals may be legally killed. Within dwelling houses; bats may be disturbed and bat roosts may be damaged, destroyed or obstructed. However; bats may not be killed, injured or taken

3. Killing, injuring, taking or disturbing bats or damaging, destroying or obstructing roosts are not offences if these were the accidental result of a lawful operation and could not reasonably have been avoided.

The above statements apply to any species on Schedule 5 of the W. C. A. 1981 but there is one special provision that applies only to bats.

This states that defences 2 and 3 cannot be relied upon (except within the living area of a dwelling house) unless the appropriate Statutory Nature Conservation Organisation (SNCO) had been notified and given a reasonable time to advise on whether the proposed action should be carried out and if so the method to be used

The above interpretation of the bat legislation is abstracted from the Bat Workers Manual; Chapter 1, Bats and the Law by AJ Mitchell – Jones and CJ Robertson, with permission of English Nature

The above legislation was amended in part under the recent Crow Bill by the inclusion of the word '**recklessly**' in the sentence 'intentionally or deliberately kill, injure or capture bats (take) bats' to make enforcement of the legislation easier and became law in January 2001

Due to a recent ruling in the European courts a licence is now require for all 'non- domestic' developments which contain a known bat roosts. This is obtainable from the Department of Environment Food and Regional Affairs

(DEFRA) on the submission of a method statement detailing the works required and a mitigation package designed to 'maintain a favourable conservation status'.

There are three conditions that have to be met before a licence can be granted to allow development to proceed:-

1. There is no satisfactory alternative.

2. The development will not be detrimental to the maintenance of the populations concerned at a favourable conservation status in their natural range.

3. The development must be for 'imperative reasons of overriding public interest including those of a social or economic nature.

1.5 Bird Legislation

Under the Wildlife and Countryside Act 1981 (As amended) all species of bird are protected whilst at the nest.

2.0 METHODOLOGY

2.1 Building Survey

The building as shown of Fig 2 was surveyed using the following methodology: -

(a) Signs of residency by bat species. This consisted of a slow methodical search both internally and externally for actual roosting bats and their signs. Droppings on walls, windowsills and in roof spaces can be used to identify species and scratch marks and staining at roosts and exit holes, can be used to identify the presence of bats. Similarly the presence of spider webs at a potential roost can often indicate their absence.

(b) An assessment of the potential of a building to provide a roost either in the summer (nursery) or winter (hibernation) based on over 20 years previous experience of bat occupancy at other sites in Great Britain.

This survey was achieved using a strong torch in dark internal areas and ladders and binoculars to examine the buildings externally.

2.2 Weather

The afternoon was warm and sunny. Max temperature 19^0c with a south-westerly wind speed between a light to gentle breeze (1 - 2 Beaufort).

2.3 Limitations of Survey

Bats are highly mobile mammals, which utilise many roost sites throughout the year, of which little or no signs of their presence is left. ie beneath roof and ridge tiles.

3.0 RESULTS

3.1 Building Survey

Barn- A dilapidated timber clad barn with attached workshop and lean-to wood store, constructed approximately 60 years ago. The building measures approximately 5m (width) x 16m (length) with the wood store adding another 6m(length)

The barn was checked internally for signs of bat usage and despite numerous stored artefacts being present on who's surfaces droppings would be obvious only a single old Long-eared bat dropping was found beneath a roof truss. The ridge piece contained cobwebs along most of its length although occasional gaps through to the ridge tiles were evident. The single skin timber cladding did not offer any roosting opportunities.

The barn was then checked externally and the ridge tiles were viewed using high-powered binoculars, whilst occasional gaps were evident no signs of bat usage ie staining or droppings were recorded.

The open fronted lean-to wood stores did not offer any roosting opportunities.

Low/Medium probability of bat interest

4.0 INTERPRETATION OF RESULTS

4.1 Introduction

This report should be used whenever refurbishment is planned. The building requiring work should be first checked against the list at 3.1 to ascertain its present bat interest. The buildings will fall in to one of the following three categories:-

- **Low probability of bat interest**. Buildings in this category fall in to two main types: Generally well maintained without cracks and crevices, no gaps between bargeboard or soffit and wall or without an attic space. Or those which contain some or all of the above features but are both draughty and thick in cobwebs or contain strong odours such as solvents, diesel etc.

  It must be borne in mind that a building from this latter group can become suitable for bats due to refurbishment. This often happens to houses once the attic space has been cleaned and underfelted prior to timber treatment.

  No licence is required for development to a building classified as Low probability of bat interest

- **Medium probability of bat interest.** The buildings here contain many sites suitable for roosting bats although no obvious signs were recorded during the survey. In exposed conditions on large buildings the signs of bat usage such as droppings and urine marks can be obliterated by heavy rain.

  Occasionally a light scattering of droppings will be recorded in an attic or a semi derelict building, which is considered by the surveyor unsuitable for use as a bat roost or may be used occasionally as a night perch or feeding post. The medium probability of bat interest can be use based on the surveyor's experience

  Whilst no licence is required for development to a building classified as Medium probability of bat interest, it is often best practice conduct sensitive roof stripping or architectural salvaging to minimise any potential disturbance

- **High probability of bat interest.** This group includes buildings with known roosts or signs of bat occupancy such as droppings and staining at a roost entrance. The description of high probability buildings will be also contain an indication as to the time of the year when it will be occupied by bats ie Summer – nursery roost. Winter – hibernation

If the building in to the high probability group then the area of bat interest should be identified on site with the contractors to ensure that work does not affect the bats roost.

If it is thought the work will have a direct effect on the bat roost and is unavoidable then advice must be sought from the Species Office for English Nature and a DEFRA licence obtained prior to any the work proceeding. See appendix 6.3

4.2 Interpretation of Results

As only a single old Long-eared bat dropping was recorded within the barn and as no further signs of bat usage was recorded either internally or externally a DEFRA licence is not required prior to demolition.

It is thought that a single Long-eared bat has used the building for a short period in the past possibly as a night perch and it is now considered by both English Nature and DEFRA that this situation should not be classed as a bat roost.

Whilst no signs of bat usage was recorded during the survey the ridge tiles did have the potential to act as a hibernation sites for bats, therefore they should be carefully removed at the beginning of the refurbishment. **(See 5.3 - What to do on finding a bat.)**

5.0 RECOMMENDATION

5.1 Demolition of Buildings classified as Low/Medium Probability of Bat Interest

As the building is to be demolished the likely impact on roosting bats not discovered during the survey can be significantly reduced by carefully stripping off the roof, in particular the clay ridge tiles. Architectural salvaging of materials such as tiles and roof timbers can be employed to offset any increase in cost.

Broadly speaking where necessary buildings identified as potential winter hibernation sites should be demolished in the summer.It is therefore important that the barn is demolished ASAP

5.2 Follow-up Visits

If for whatever reason there is a time delay of greater than six months between the survey and refurbishment works then the site should be re-surveyed.

These surveys should be phased with that of the development to ensure that there is the shortest possible time span between the survey and remedial work being carried out.

5.3 What to do on finding a bat.

Whilst every effort has been made during the survey to locate the presence of bats they are by nature highly mobile mammals which tuck themselves into narrow cracks and crevices thus avoiding detection.

Therefore if during demolition a bat or bats are found, then work in that area should stop immediately and English Nature should be informed and given reasonable time to offer advice.

A licensed bat worker can either be on site to supervise the works or site personnel can be instructed and bat rescue boxes supplied for use on site, although such recommendations should be first agreed with the relevant local English Nature Office.

6.0 APPENDIX

6.1 Site Location Map Figure 1

6.2 Site Description Plan Figure 2

Review of Bat Ecology Review of Bat Ecology

Introduction

The survey of the barn would indicate very low level use by a single Brown Long-eared bat.

All British bats have two main types of roost (a) A summer or nursery roost and (b) A winter or hibernation roost.

Definition - Summer Nursery or Breeding Roost. During late April/May the bats leave their winter roosts and the females come together to form 'nursery roosts', these usually consists of pregnant females along with a few non-breeding and immature females. At this time the males roost either singly or in small numbers.

The single offspring is born during late June early July and can fly within 3-5 weeks

Typical roost site are cracks and crevices in buildings and other structures but more typically under hanging tiles, slates, soffits and cavity walls of fairly modern buildings or holes and splits in trees.

Definition - Winter or Hibernation Roost

The conditions required by bats for hibernation are the opposite of the warm dry summer roost, often being cold and wet, and where a relatively stable low temperature ($2 - 6^0$) can be maintained. Suitable sites include; old trees, caves, cellars, tunnels, and ice houses.

Whilst the summer roosts consists of single species (although 2 – 3 species can be found within one large structure but occupying separate roost sites), winter sites often consist of 4 – 6 different species of bat, although again there is often niche separation.

The above definitions are at best simplistic, in truth bats have a complex social structure based on 'meta populations' and utilise other transitional or intermediate roost sites.

The Brown Long-eared Bat

A medium sized bat (weighing about the same as a 2 pence piece) with strikingly long ears. A relatively common species, which is found in a number of habitats ranging from woodland, parkland and human habitation, where it is usually found in large clean attic spaces and holes in trees.

The nursery roosts in buildings are usually located along the main ridge beam, with the bats exiting from under ridge tiles, often some distance from the roost site.

They fly at about an hour after dark and feed by hovering around the foliage of trees, gleaning insects such as moths. The remains of their food (moth wings) can be found either in the roost or in a sheltered place nearby.

In the winter the Long-eared bat utilises trees, cellars, tunnels and caves in which to hibernate, as the winter progresses they often awake and move to a more suitable roost where a cold but stable temperature range ($2\text{-}6^0$) can be maintained

6.3 Bibliography

Habitat management for Bats - JNCC Publication - 1992
Bat Trainers Manual – T Mitchell-Jones, A McLeish – JNCC - 1999
Distribution atlas of bats in Britain and Ireland – Phil Richarson – Bat Conservation Trust - 2000

6.4 Useful Contacts

Natalie Brown Development Control Officer Wokingham District Council PO Box 157 Shute End Wokingham RG40 1WR Tel 01189746000

Rebecca Llewellyn Species Officer English Nature Thames and Chilterns Local Team Foxhold House Crookham Common Thatcham RG19 8EL Tel 01635268881

Mick Finnemore Drocheneford Mill Lane Droxford Hants SO32 3QS Tel 01489 877547 or Email micky.finn@virgin.net

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/6122

Applicant : Mr/Mrs M Verstringhe C/O Project Planning Associates Ltd.

Location : North Court Farm, Wick Hill, Finchampstead, Wokingham.

Proposal : Proposed reconstruction of barn and cartshed.

Site Notice Displayed ? :	YES	NO	DATE
		X	

Date of Neighbour Notifications : .....

Date of Site Visit : 5/4

Date Registered : 12/03/2002

Earliest Date for Decision : 21/04/2002

Latest Consultation Date/Site Notice Expiry Date : 21/04/2002

This application will have expired on: 07/05/2002. 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 :

Env. Health: no objection
Diston Partnership: Bat survey req'd.
Highways - rec. approval with no conds.
Landscape - no objections
Policy - no objections
Conservation Officer - no objection.

Planning Issues : rural, ASLI

Application Number: F/2002/6122

Appraisal :

See attached sheet

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

Application Number F/2002/6122
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: North Court Farm
Wick Hill Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6122

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? X

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

off a 'country' lane. - existing barn to be retained
rural fields.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2002/6122 – North Court Farm

Appraisal:

Development
Proposed reconstruction of barn and cart shed for use as a winery.
The site is located within a rural area designated as Area of Special Landscape Importance (ASLI).

The proposed reconstructed barn will occupy the same site as the existing barn and be of the same dimensions.

Relevant Polices
BSP: C2, C8
WDLP(DD): WOS2, WOS3, WCC1, WLL2
SEALP: STV2

Impact upon the character of the area
Due to the fact that the barn is to be rebuilt as previous, there would be no additional impacts upon the character of the countryside nor the ASLI (the Landscape Architect has no objection to the proposed development). If anything, the reconstruction of the barn would be more visually pleasing than the existing barn.

The Conservation Architect sees no reason the resist the proposal given that the proposed structure is no larger than the existing, and considers the changes the main roof (trusses and clay tiles to replace asbestos) acceptable.

Clarification has been sought, and it has been confirmed that the use of the barn would not be domestic. The use of the barn as a winery along with the vineyards is considered to be an agricultural use, it is considered that a condition should be added to ensure that the barn is not used for any domestic use, and is solely used for the use of agriculture.

It is not considered that any neighbouring proprieties would be affected by the proposed reconstruction of the barn. The only property which may be affected is that owned by the applicants.

Approval: ✓ **~~Refusal:~~**

F/2002/6122 – North Court Farm

Std Cond	Std Reas	
C001	R001	Full Permission, 5 Years
C012	R012	Materials to be agreed
C070	R070	Hours of Construction
	Reason:	The proposed reinstatement of the driveway shall only be surfaced with gravel and no other material. In order to safeguard the character and appearance of the area
	REASON:	The proposed reconstructed barn and cartshed hereby approved shall be used only for the purposes of agriculture, horticulture or viticulture. It shall not be occupied ancillary to the dwellinghouse. To safeguard the character of the area
	Reason:	Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued. The proposed development may have an impact on bats, which are of international importance and protected by law.

Informatives

1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. Contact Ian Doyle on 01276 454365 for further details.
2. N16
   BSP: C2, C8
   WDLP(DD): WOS2, WOS3, WCC1, WLL2
   SEALP: STV2

NO OBS

PROJECT PLANNING ASSOCIATES LTD.

TOWN PLANNING · DESIGN & DEVELOPMENT CONSULTANTS

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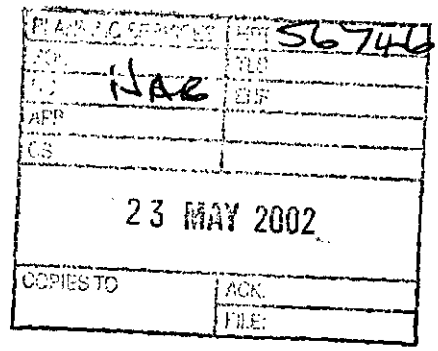
TEL: 01844 213184 · FAX: 01844 213148



Wokingham District Council,
Planning Dept PO Box 157,
Shute End,
Wokingham, Berks. RG10 1WR.

21 May 2002.

Your ref: NB/MLT/F/2002/6122

FAO: Natalie Brown.

Dear Sirs,

NORTH COURT FARM, BRIDLE PATH,WICK HILL,FINCHAMPSTEAD.

I was extremely concerned and somewhat perplexed at the contents of your letter 15 May 2002 given that the replacement barn has never purported to be for anything other than agricultural purposes together with the small winery which is ancillary to the holding upon which it has been long established as per the very detailed information already supplied to yourselves as part of the application.

I am at a loss to understand the source of your impression that the rebuilt barn is to be used for domestic purposes when all of the information related to the submission indicates otherwise ie that its use is related purely to the needs of the holding. Indeed given the very clear agricultural nature of the proposal it may well be appropriate for this matter to be dealt with as a notification under Part 6 of the GPDO 1995.

I understand that none of the consultations related to this application have raised any objections and given that this application has been with the Council for over two months I would appreciate your early confirmation that this application will be treated on the basis that it has been submitted i.e. as a replacement agricultural building which fact has been clear from the outset.

Yours faithfully,

PAT DAY. BA DipTP MRTPI

cc M.L Thorp

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21 MAY 2002	
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FACSIMILE TRANSMISSION

DATE: 21 MAY '02

FROM: PAT DAY

TO: WOKINGHAM UNITARY - PLANNING

FAX. NO. 0118 - 974 - 6484

FOR THE ATTENTION OF: M L THORP.

NUMBER OF SHEETS (inclusive of cover sheet) 2

MESSAGE: R E F/2002/6122
NORTH COURT FARM
WICK HILL, FINCHAMSTEAD

If this transmission is incomplete or is not received clearly, please inform us accordingly on: 0844 213184

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THE STUDIO · WESTBROOK COTTAGE · CHINNOR ROAD · TOWERSEY · THAME · OXFORDSHIRE OX9 3RB

TEL: 01844 213184 · FAX: 01844 213148

Wokingham District Council,
Planning Dept PO Box 157,
Shute End.
Wokingham, Berks. RG10 1WR.

21 May 2002.

Your ref: NB/MLT/F/2002/6122

FAO: Natalie Brown.

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Yours faithfully,

PAT DAY. BA DipTP MRTPI

cc M.L Thorp

PROJECT PLANNING ASSOCIATES LTD.

TOWN PLANNING · DESIGN & DEVELOPMENT CONSULTANTS

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TEL: 01844 213184 · FAX: 01844 213148

56677

NAB

21 MAY 2002

COPIES TO

FACSIMILE TRANSMISSION

DATE: 21 MAY 02

FROM: PAT DAY

TO: WOKINGHAM UNITARY - PLANNING

FAX NO 0118 974 6484

FOR THE ATTENTION OF: NATALIE BROWN

NUMBER OF SHEETS (inclusive of cover sheet) 2

MESSAGE: RE. F/2002/6122

If this transmission is incomplete or is not received clearly, please inform us accordingly on: 0844 213184

PROJECT PLANNING ASSOCIATES LTD.

TOWN PLANNING · DESIGN & DEVELOPMENT CONSULTANTS

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TEL: 01844 213184 · FAX: 01844 213148

Wokingham District Council,
Planning Dept PO Box 157,
Shute End,
Wokingham, Berks. RG10 1WR.

21 May 2002.

Your ref: NB/MLT/F/2002/6122

FAO: Natalie Brown.

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Yours faithfully,

PAT DAY. BA DipTP MRTPI

cc M.L Thorp

Tel: (0118) 974.6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 15 May 2002
My ref: NB/MLT/F/2002/6122

Pat Day
Project Planning Associates Limited
The Studio
West Brook Cottage
Chinnor Road
Towersey
Thame
Oxon, OX9 3RB

Environmental Services Department
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 Sirs,

APPLICATION: F/2002/6122, PROPOSED RECONSTRUCTION OF BARN AND CARTSHED
SITE: NORTH COURT FARM, WICK HILL, FINCHAMPSTEAD

I refer to our letter to ~~you~~ dated 5 April 2002 and your letter dated 11 April 2002, and apologise for the delay in replying.

Before we can determine the above planning application we still require a detailed justification as to why a barn previously used as agriculture is required for domestic use.

If no satisfactory explanation is received within the next 14 days, the above application is likely to be refused as contrary to Countryside policies.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours faithfully

MLT

M L THORP
Principal Development Control Officer

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 15/5/02

TO: Pat Day

FROM: Natalie Brown **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 01844 213148

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: North Court Farm.

NOTES: Copy in post.

* * * COMMUNICATION RESULT REPORT (15.MAY.2002 17:11) * * *

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FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
060	MEMORY TX		901844213148	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

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11 APR 2002
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Wokingham District Council,
Planning Dept PO Box 157,
Shute End,
Wokingham, Berks. RG10 1WR.

9 April 2002.

Your ref: NB/MLT/F/2002/6122

FAO: Natalie Brown.

Dear Sirs,

NORTH COURT FARM, BRIDLE PATH,WICK HILL,FINCHAMPSTEAD.

Further to your letter of 5 April 2002 I would respond as follows:

- North Court Farm is a 30 acre registered and active agricultural holding with a MAFF holding number ref: 02/176/0098

- I fail to understand your request for detailed justification of the need for the barn given the information set out in the letter which accompanies the application and which made the situation quite clear namely that the machinery which has always been stored in the barn for use on the holding cannot now safely be stored in the building due to its poor condition and hence the proposal for its re-building.

- The need for the barn as storage for agricultural machinery and vehicles related to the operation of the holding, maintenance of the orchard and upkeep of the ditches and woods remains unchanged from that of the past fifty years The fact that some of the machinery is temporarily stored off site as an emergency response to the unsafe condition of the barn is clearly unsatisfactory and inefficient from the point of view of the working of the holding.

- As to the form of the building and its appearance this exactly replicates that of the existing building on the basis that this forms an essential part of the character of the complex which it is desirable to maintain.

- In simple terms this is not a new building requiring justification de novo but the replacement of an existing facility albeit somewhat run down but with a lawful use for agricultural purposes.

I also enclose four copies of plan D.05 amended to include the east elevation of the barn and cart shed as requested.

I trust that this information will now enable the application to proceed to a favourable outcome without further delay but should there be any further queries related to this application please contact the writer.

Yours faithfully,

PAT DAY. BA DipTP MRTPI.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 5 April 2002
My ref: NB/MLT/F/2002/6122

Project Planning Associates Limited
The Studio
West Brook Cottage
Chinnor Road
Towersey
Thame
Oxon, OX9 3RB

Environmental Services Department
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 Sirs,

APPLICATION: F/2002/6122, PROPOSED RECONSTRUCTION OF BARN AND CARTSHED
SITE: NORTH COURT FARM, WICK HILL, FINCHAMPSTEAD

I refer to the above application received on the 12 March 2002.

Before we can determine the above planning application we require a detailed justification as to why a barn of such a size is required for agricultural purposes.

If there is no such agricultural need, then you should withdraw the above application within 10 days of the date of this letter and resubmit a new application including the relevant change of use.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours faithfully

M L THORP
Principal Development Control Officer

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 55981
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AMS	
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02 MAY 2002	
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Our Ref : SP/2002/005523-1/1
Your Ref : Natalie Brown/F/2002/6122

Date : 29 April 2002

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

FAO: Natalie Brown

Dear Madam

PROPOSED RECONSTRUCTION OF BARN + CARTSHED.
NORTH COURT FARM, WICK HILL, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 28 March 2002, received on 2 April 2002. Please quote the following reference in any correspondence: SU86SW/16/3. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following informatives are included on any planning permission granted:

PLANNING INFORMATIVES

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

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

ADVICE

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Wildlife Conservation

Wildlife Protection

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat.

The proposal involves the demolition of buildings which might potentially offer bat roosting opportunities. Buildings to be demolished should be inspected for bats prior to work starting, with English Nature being contacted if any bats are found.

Areas of mature rough grassland are valuable habitat for many small mammal species. Wherever possible these community types should be retained as the voles, mice and invertebrates which they support provide an essential food source for species such as grass snake, kestrel, hedgehog, fox and barn owls. These areas should be left unimproved and no pesticide or herbicide should be used in their management.

Wildlife Enhancement

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of buildings should also be considered.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Natural Drainage

The development should incorporate Sustainable Drainage Systems (SuDS) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

FROM: Natalie Brown

DATE: 28 March 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6122

Proposal: Proposed reconstruction of barn and cartshed..

Site Address: North Court Farm, Wick Hill, Finchampstead, Wokingham.

Applicant: Mr/Mrs M Verstringhe C/O Project Planning Associates Ltd.

Your observations are required in respect of this application **by 21/04/2002**.

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1 APR 2002
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Parish Councillors have no objection to this application

SIGNED: C.S. Ch

DATE: 19/4/02.

Clerk To Finchampstead Parish/Town Council.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Natalie Brown

Date: 28 March 2002 02 APR 2002

Application Number: F/2002/6122

Proposal: Proposed reconstruction of barn and cartshed..

Site Address:
North Court Farm, Wick Hill, Finchampstead, Wokingham.

Applicant:
Mr/Mrs M Verstringhe C/O Project Planning Associates Ltd.

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

LOCATION, SIZE AND FORM DESCRIBED AS EXISTING. MINOR ELEVATION TREATMENT (WINDOWS + PLINTH) PLUS PLAIN CLAY TILES TO REPLACE EXISTING ASBESTOS BASED TILES. ROOF TRUSS DETAIL ALSO MODIFIED.

THIS IS A SENSITIVE LOCATION BUT AS THE PROPOSED NEW STRUCTURES ARE NO LARGER THAN THE EXISTING AND THE MAIN ROOF IS AN ACCEPTABLE CHANGE I SEE NO REASON TO RESIST THE PROPOSAL.

Harold Sanders
16.04.02.

Memo

To: Natalie Brown

From: Conrad Moore

Date: 16/04/02

Re: **Policy Comments upon F/2002/6122**

Proposed reconstruction of barn and cartshed at North Court Farm, Wick Hill, Finchampstead.

Countryside Policy

PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. However PPG 7 was amended in March 2001 to "encourage rural enterprise". It sees a competitive and sustainable agricultural industry as vital to the economic, social and environmental well being of rural areas. The vineyard use, although not at present a commercial use forms part of a 30 acre registered and active agricultural holding with MAFF. The use of the land should be for agriculture and the personal uses of the land associated with a residential use, akin to an extended garden, should be guarded against.

Agriculture is defined in section 336 of the Act as including "horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of the land for other agricultural purposes."

This is a very wide definition and the vineyard uses can be considered to fit within this definition. The commercial viability of this specific vineyard enterprise is not material in this case, as it forms part of a larger and active agricultural holding. Viability would only be an issue should an agricultural workers house be sought for example.

The agent has confirmed in his letter of 9th April 2002 that the barn is needed for storage of agricultural machinery and vehicles related to the operation of the holding, maintenance of the orchard, woods and ditches.

This is not new build, but reconstruction of old agricultural buildings that can be considered to contribute to the established countryside character. Structure Plan policy C2 allows development required for agriculture (criteria (i)); and re-use, adaptation or redevelopment of existing buildings to allow diversification and to maintain and enhance the rural environment (criteria (ii)). C2 in the last paragraph also states that the proposal has to be appropriate in scale, form, impact, and is acceptable in terms of other policies. This is similarly reflected in the *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WCC1. Policy WCC1 applies and the broad principle should be considered acceptable under Category D. However considerations in the final paragraphs after the criteria are important. The Inspector has recommended changes to the categories, but this one still applies. The final paragraph is still applicable.

Landscape & Nature Conservation Issues

The site is within the Blackwater Valley ASLI – a landscape important in the County context that is subject to policy WLL2. Detailed comments from Catherine Brimble should assist in assessing any potential impact on the character of the ASLI. She will have the working paper produced for this ASLI that identifies key characteristics of this area that should be protected. Berkshire Structure Plan Policy C8 should also be considered in this context.

Appropriate landscape and planting schemes need also to be demonstrated in accordance with Policy WLL7. The reconstruction of the barn and cartshed should offer an opportunity for enhancement of the landscaping on site. Berkshire Structure Plan Policy C9 should also be considered in this context. Landscaping should not be an afterthought to any consent, especially as the site is within the ASLI.

Detailed comments from the Tree Section should be sought, as I note that trees exist on the site. They may be physically damaged by construction and potentially impeded from future growth. Ground compaction and proximity to the building and road could affect both roots and crown of adjacent trees. These factors could threaten their longevity. These are factors to consider under Policy WBE11. The Inspector has recommended re-formatting the Policy, but the factors to take into account remain the same.

The site involves works to established agricultural buildings. However it will be necessary to investigate whether any protected species are present, under the latest English Nature advice and detailed comments from Andy Glencross should be sought to assess this. If protected species such as bats/barn owls are present in roosts, then advice should also be sought from English Nature and the criteria and requirements in Policy WNC3 closely followed. This policy is unaltered by the Local Plan Inspector.

Transport

This development in the countryside will need to take account of Highway Safety (Policy WT7) and Parking Provision (Policy WT6). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5. The Highways Team will comment on these aspects. This site is on a well-used bridleway. Graham Barnwell should be consulted and comment on byway/bridleway aspects, in respect of Policies WR18 and WR20.

Other Comments

The views of Harold Sanders (Conservation Architect) should be sought to assess the barn quality and design in this sensitive landscape. He can comment on materials and appropriate historic barn design issues to reflect the existing landscape character also.

Environmental Health and the Health and Safety Executive views should be sought as I note that the barn uses asbestos tiles (that will be replaced by clay tiles). They may require conditions to be imposed on treatment and disposal of this material in the interests of health.

Conclusions

The use of the land for a vineyard can be considered for agriculture. However the personal use of the land, akin to an extended garden curtilage, should be guarded against. Environmental Health and the Health and Safety Executive views should be sought with hazardous materials existing on site. Subject to resolution of landscape, nature conservation and highway matters, there is no policy objection to the principle of this development.

Conrad Moore.
Senior Planner.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 11 April 2002

Location:	North Court Farm, Wick Hill, Finchampstead
Proposal:	Proposed reconstruction of barn and cartshed
Application Number:	F/2002/6122

In response to your consultation dated 28 March 2002 for the above application, the landscape comments are as follows:

The site is located within an ASLI and reasonably well contained by existing vegetation to the north, west and south so that views into the site from within the ASLI to the south are restricted.

The proposed replacement barn and cartshed are very similar to the existing structures and will be in keeping with the character of the surrounding countryside. I therefore have no objections to the proposals. I also do not object to the reinstatement of the gravel drive provided that it remains gravel and is not surfaced with any other material.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 03 April 2002

Application Number: F/2002/6122

Proposal: Proposed reconstruction of barn and cartshed.

Parish: FINCHAMPSTEAD PARISH

Site Address:
North Court Farm, Wick Hill, Finchampstead, Wokingham.

Applicant:
Mr/Mrs M Verstringhe C/O Project Planning Associates 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).

Signed: _____ **Print name:** Adam 10/4/02.

Natalie Brown

From: John Mullaney
Sent: 05 April 2002 11:48
To: Natalie Brown
Subject: F/2002/6122 North Court Farm, Wick Hill, Finchampstead

I have no comments or objections to this application.

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

Natalie Brown

From: Andy Glencross
Sent: 03 April 2002 15:31
To: Natalie Brown
Subject: PA F/2002/6122 North Court Farm Wick Hill Finchampstead

Hi Natalie

All buildings (**especially old barns**) have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

In addition ther maybe great crested newts breeding in the adjacent pond . We need to get a survey of this pond **prior to determining the application.** The survey will need to be carried out between April and July (inclusive).

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Application Number : F/2002/6122	**Map No :** 115
Case Officer : NAB.	**Site Area :** 0·10
Valid Date : 12.3.02	**Received Date: 12/03/2002**

Level : Delegated Application

Description : Proposed reconstruction of barn and cartshed.

Location : North Court Farm, Wick Hill, Finchampstead, Wokingham.

Parish : FI **Ward : FIS** 28·3·02.

Applicant : Mr/Mrs M Verstringhe C/O Project Planning Associates Ltd.

Fee Required: £35 **Fee Received: £35** (9)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Scale? (1:2500?)		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	E. elev barn + E elev cartshed	request with SW	
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 - 28.3.02

Building Control

Heritage (Harold Sanders) ✓ (as discussed with HS)

Landscape Area of Special Landscape Importance

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer ✓ 3/4

Property

Policy & Plans ✓ Conrad Moore

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓ 3/4

Dinton Pastures ✓ re demolition of extg barn & cart shed.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ adj to drain.

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

NEIGHBOURS

S/N + 2 addresses inside red line on map.

OTHERS

Rural Area
Countryside

No pre-apps

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

Tel: (0118) 974 6492

Date: 28 March 2002

My ref: F/2002/6122

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/6122
North Court Farm, Wick Hill, Finchampstead, Wokingham.
Proposed reconstruction of barn and cartshed.

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/2002/6122**
North Court Farm, Wick Hill, Finchampstead, Wokingham.
Proposed reconstruction of barn and cartshed.
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 G Cockroft

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

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

Tel: (0118) 974 6492

Date: 28 March 2002

My ref: F/2002/6122

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Trevor Watson
Development Control Manager

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Case officer: **Natalie Brown** Application Number: **F/2002/6122**
North Court Farm, Wick Hill, Finchampstead, Wokingham.
Proposed reconstruction of barn and cartshed.
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 M Long

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

Received by Wokingham District Council

Application No: F/2002/6122

Proposal:
Proposed reconstruction of barn and cartshed.

Location:
North Court Farm, Wick Hill, Finchampstead, Wokingham.

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

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

***WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs* & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/6122 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 21/04/2002. 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

28 March 2002

6122

PROJECT PLANNING ASSOCIATES LTD.

TOWN PLANNING · DESIGN & DEVELOPMENT CONSULTANTS

THE STUDIO · WESTBROOK COTTAGE · CHINNOR ROAD · TOWERSEY · THAME · OXFORDSHIRE OX9 3RB

TEL: 01844 213184 · FAX: 01844 213148

12 MAR 2002 * 6122

Wokingham District Council,
Planning Dept PO Box 157,
Shute End,
Wokingham, Berks. RG10 1WR.

5 March 2002.

Dear Sirs,

NORTH COURT FARM, BRIDLE PATH,WICK HILL,FINCHAMPSTEAD.

Please find enclosed herewith a full planning application for the replacement of an existing barn and cart shed and their continued use for farm implement storage with the lean to extension to be used for the winery which has been established at the site since 1974; the appropriate statutory fee is also enclosed.

The application is comprised of the relevant forms and Certificate A together with six copies of the following plans:

- D.01 - location plan and sketch perspective
- D.02 - existing site layout
- D.03 - " floor plan and elevations
- D.04 - proposed site layout
- D.05 - " floor plan and elevations

The barn which it is proposed to replace is in a very poor state of repair having been neglected for many years by the pervious owners. The submitted plans illustrate the replacement of the barn and cart shed on the same footprint and in the same style as that which exists. The building is currently little used due to its unsafe condition with the farm work being carried out by a contractor who stores the machinery off -site; once the new barn is in place the machinery will return to the site. The poor condition of the barn is assessed in the report of a structural engineer which is enclosed from which it is concluded that repair is not a practical option and hence the proposal to rebuild.

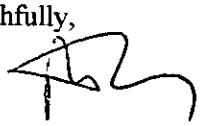
Neither the use for agricultural storage nor the use of a small part of the building as a winery require planning permission having regard to the lawful use for agriculture and the fact that the winery is not only a lawful use but also ancillary to the growing of vines on part of the land. The background to the winery is that the late previous owner one Mrs. Howitt established the vineyard in 1974 and operated her winery in the farmhouse kitchen; she achieved a reputation for making best wine for non-commercial use in a small vineyard as demonstrated by the two copy certificates enclosed.

The new owners ie the applicants wish to continue this use on the same basis as Mrs.Howitt but with the winery being located in a small part the barn as shown on the submitted plans. The relocation of the winery from the house into the barn does not alter the fact of its lawfulness given that the house and land are part of the same planning unit. Notwithstanding that the winery is lawful by dint of

passage of over ten years case law suggest that a winery which is ancillary to a vineyard on the scale which has been established in this instance does not require permission.

Given the facts set out above, the undoubted improvement to the appearance of the site as a consequence of this proposal and the established and low key nature of the use/s we trust that this proposal will be treated as a straightforward matter. Should there be any queries related to this application however please contact the writer.

Yours faithfully,



PAT DAY. BA DipTP MRTPI.

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

AGRICULTURAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? 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.

SEE PLANS

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A — To existing system — If no, please give details — YES/NO

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING - SEE 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.

£35.00

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

SIGNED [signature] ON BEHALF OF MR.& MRS VERSTRINGE DATE 5 MARCH 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".

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify AGRIC.		119.6	119.6	
OTHER	Please Specify				
	TOTAL		119.6	119.6	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

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.

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.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

12.MAR2002 61122

1.	**APPLICANT'S NAME**	MR.& MRS.M.VERSTRINGHE
	ADDRESS	NORTH COURT FARM,BRIDLE PATH, WICK HILL,FINCHAMPSTEAD.
	POST CODE	RG40 3SN. **PHONE**
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	PROJECT PLANNING ASSOCIATES LTD.
	ADDRESS	THE STUDIO,WESTBROOK COTTAGE, TOWERSEY,THAME,OXON.
	POST CODE	OX9 3RB. **PHONE** 01844-213184.
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**	NORTH COURT FARM,BRIDLE PATH, WICK HILL,FINCHAMPSTEAD.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		RECONSTRUCTION OF BARN & CARTSHED
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	.11ha approx.
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**	SEE LETTER

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**	☐

1789/a

SECTION 66 CERTIFICATE

Application No.

12 MAR 2002* 6122

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) .....

North Court Farm THE RIDGES — PARISH FINCHAMPSTEAD

ADDRESS

PLOT No.

ORD. SHEET No. SU.8063(115)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/102/62	Mr E G L Howitt	res dev	17.5.62	N/A Ref
1400/71	"	"	6.1.72	Ref
569/72	"	"	6.7.72	R
F/2000/0361	Mr & Mrs M Verstringhe	2/st rear ext. s/st rear ext: Greenhouse: double garage		
F/2000/1882	"	Erect Det. Dble Garage	14.9.00	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR ✓

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

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

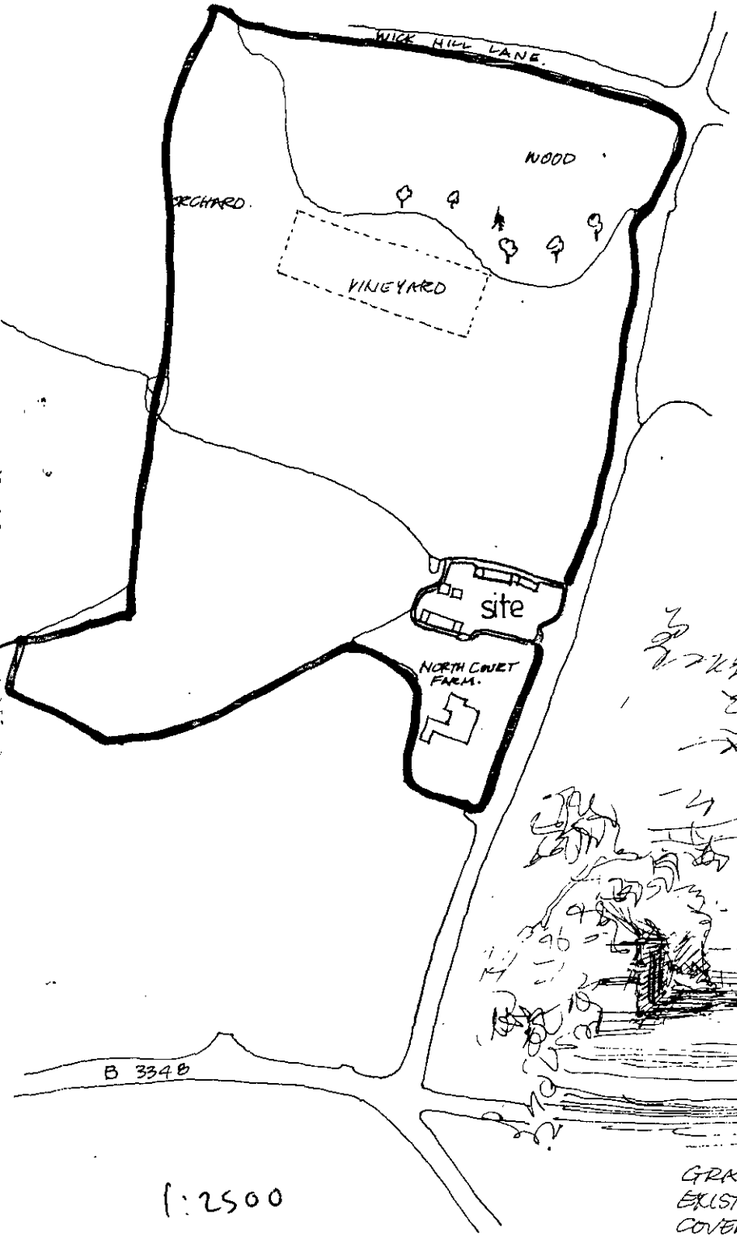
Signed . . . . . .

On behalf of . . MR. & MRS. M. VERSTRINGHE . . . . . .

Date . . 5 . MARCH . 2002 . . . . . .

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

12.MAR2002- 6122



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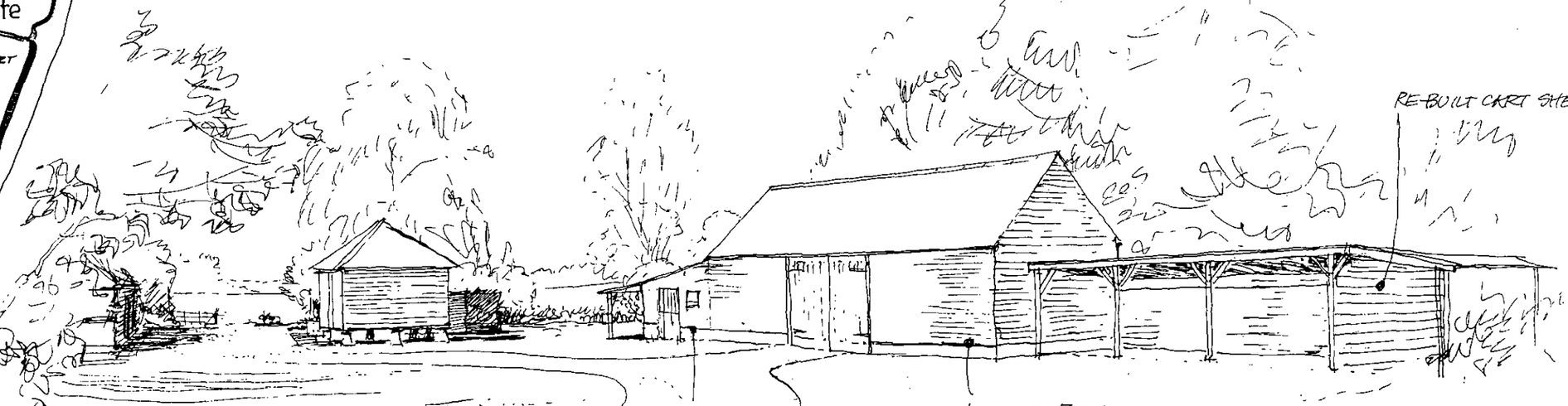


GRAVEL DRIVEWAY ON EXISTING GRAVEL (GRASS COVERED)

NORTH COURT FARM. D.01

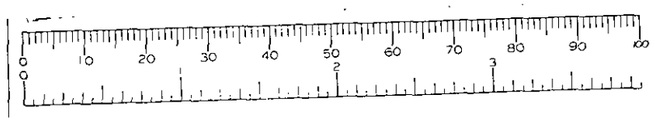
(RECONSTRUCTION OF TIMBER BARN & LEAN-TO STRUCTURES.

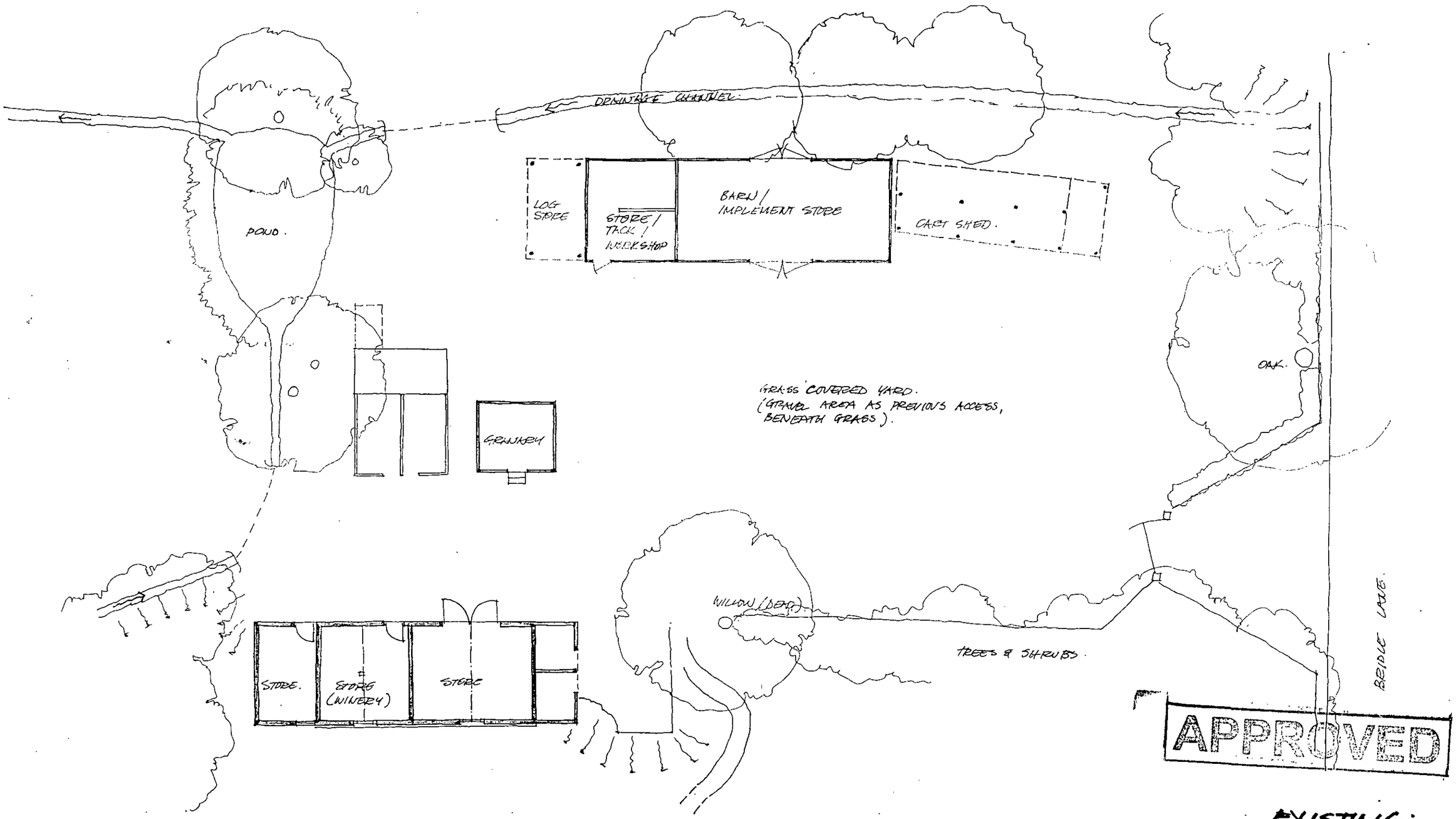
APPROVED

FOR MR. & MRS. M. VERSTRINGHE.

MLA 01628 638176.

PLANNING: FEB. 2002





EXISTING:



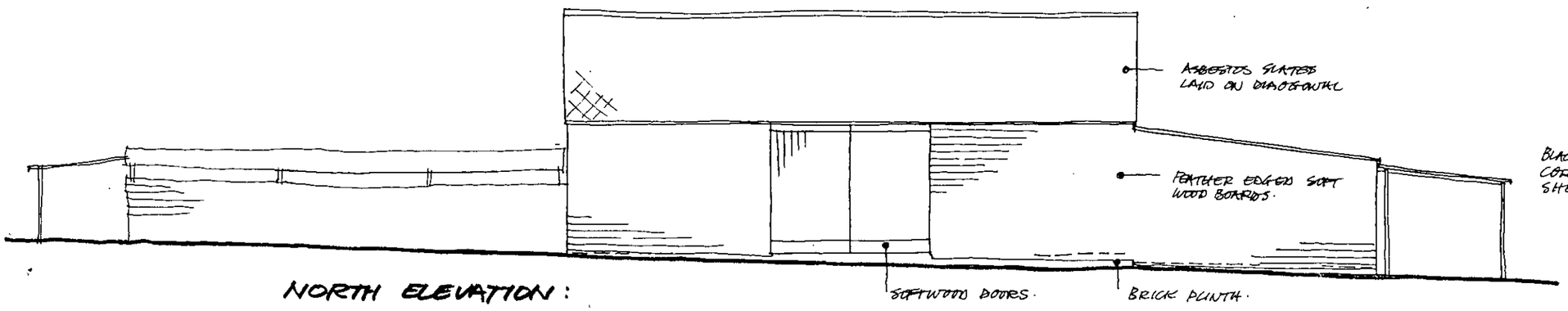
MARTIN LLOYD ASSOCIATES
Holly House, 3 Lock Mead, Maidenhead, Berkshire SL6 8HF
Phone 01628 638176
Fax 01628 780035

Project: NORTH COURT FARM. Title: SKETCH SURVEY.

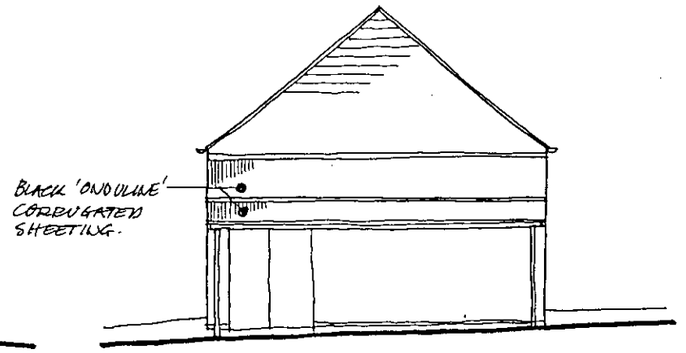
Scale 1:200 No. 241

Date DEC 01 Dwg. A·SK·001

Rev. (D·02).



NORTH ELEVATION :



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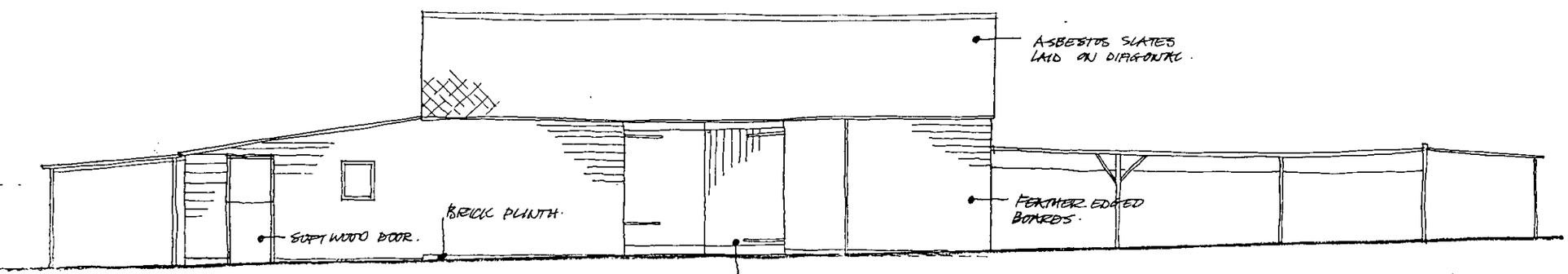

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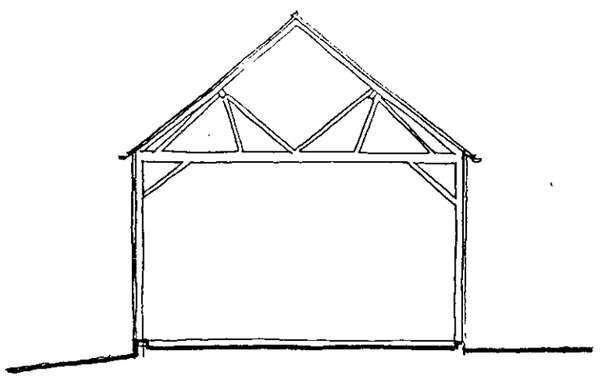
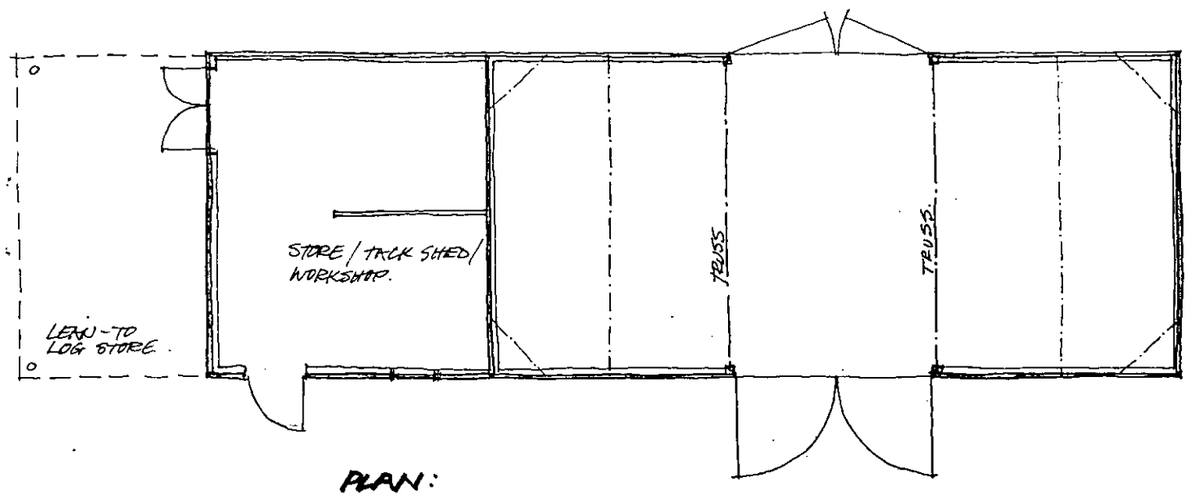
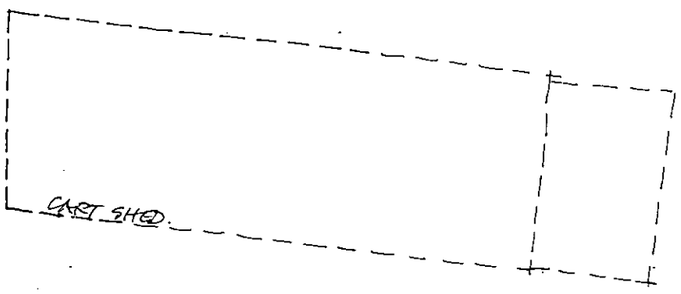


CROSS SECTION:

APPROVED



PLAN :



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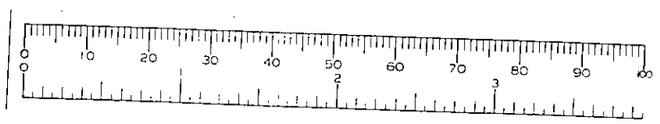

MARTIN LLOYD ASSOCIATES
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Phone 01628 638176
Fax 01628 780035

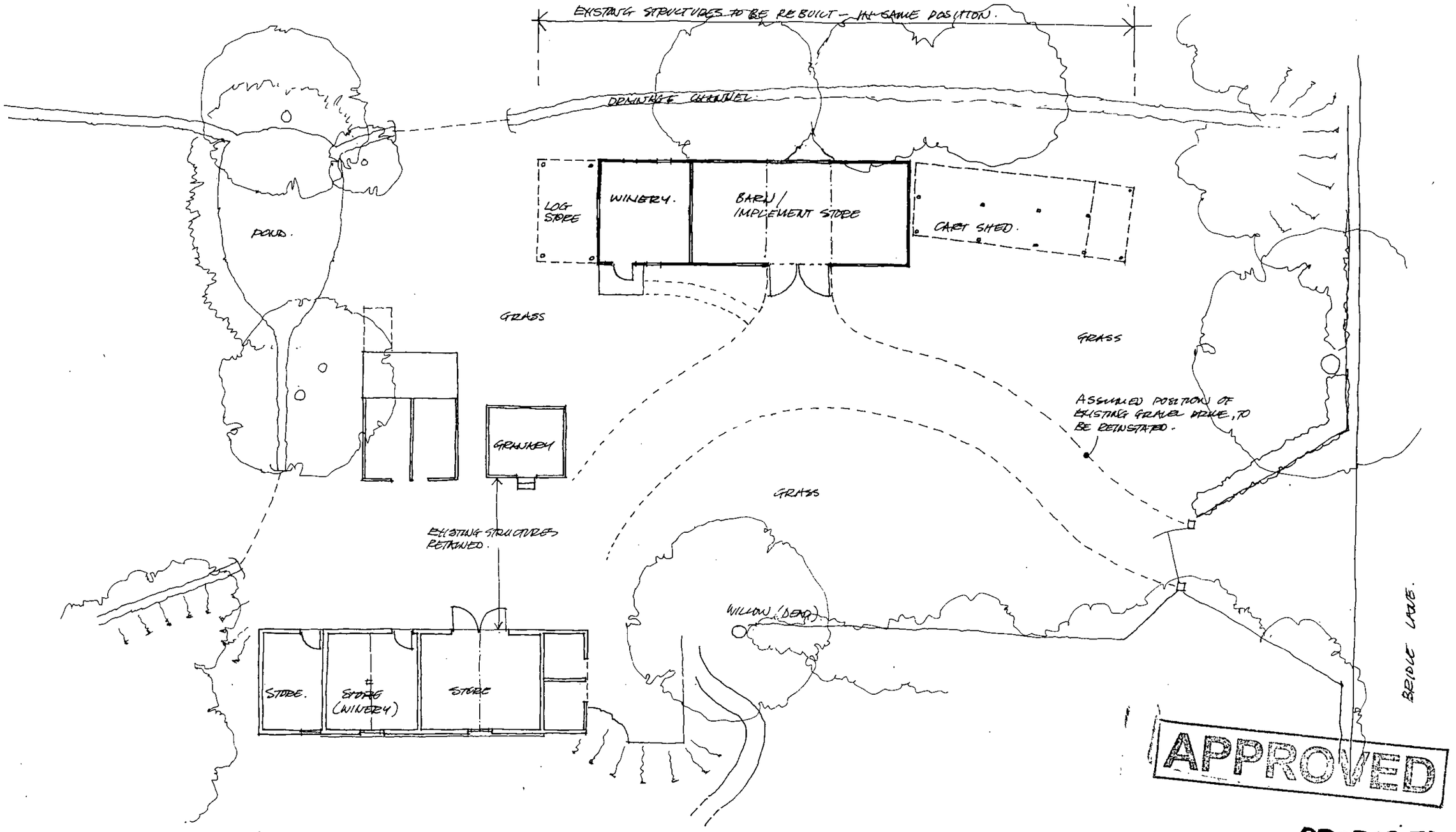
Project: NORTH COURT FARM. TIMBER BARN.

Title: PLAN & ELEVATIONS AS EXISTING

Scale 1:100 No. 250

Date FEB 2002 Dwg. D·03

Rev.



PROPOSED:

0 10 20 30 40 50 60 70 80 90 100

0 1 2 3

MARTIN LLOYD ASSOCIATES
Holly House, 3 Lock Mead, Maidenhead, Berkshire SL6 8HF
Phone 01628 638176
Fax 01628 780035

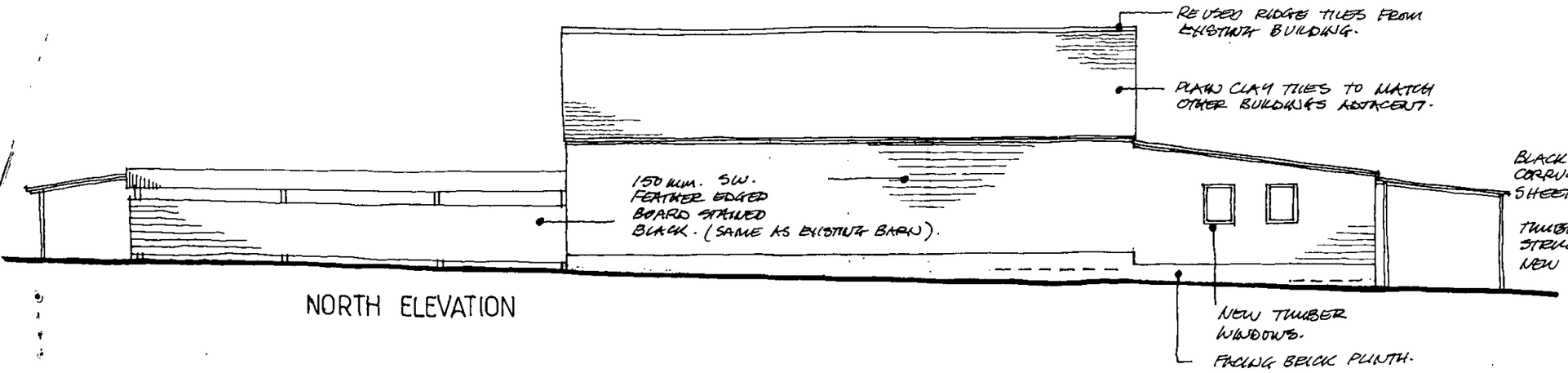
Project: NORTH COURT FARM.

Title: SITE PLAN.

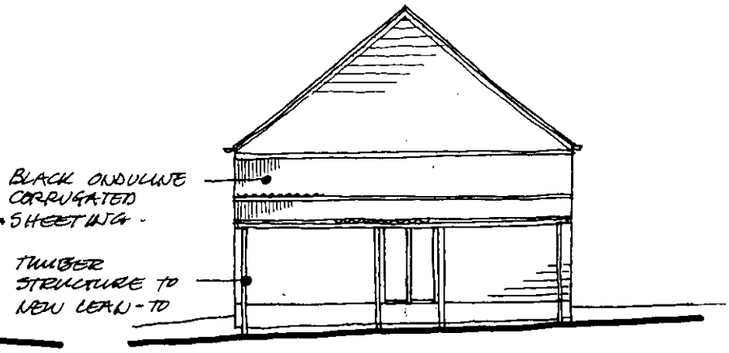
Scale 1:200 No. 250

Date FEB 02 Dwg. D.04

Rev.



NORTH ELEVATION



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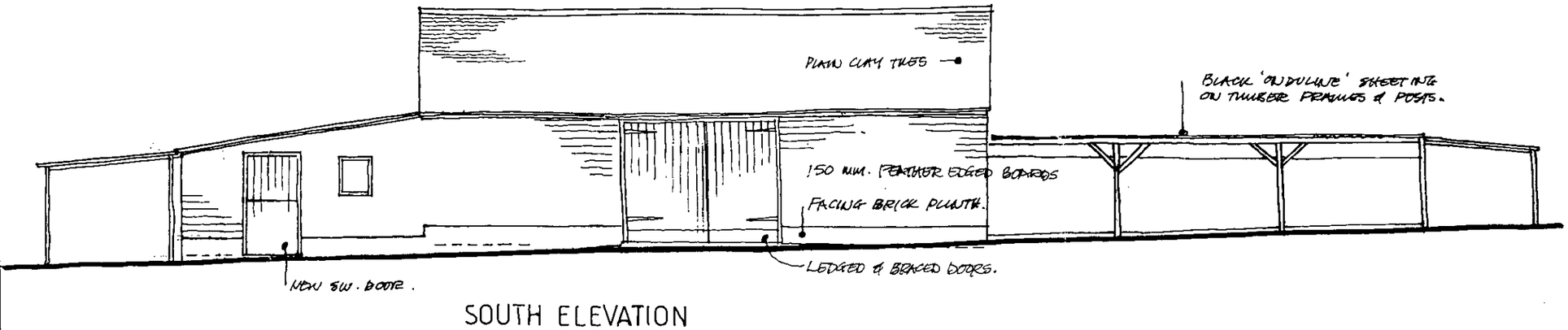
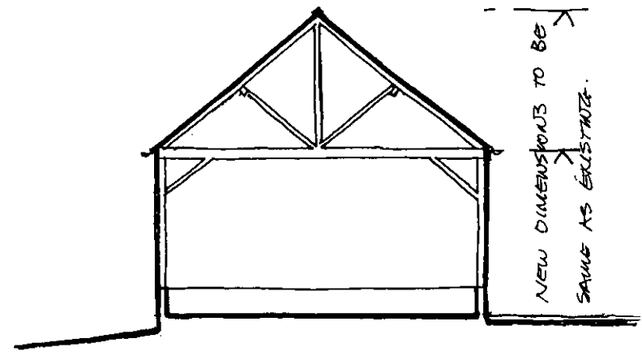
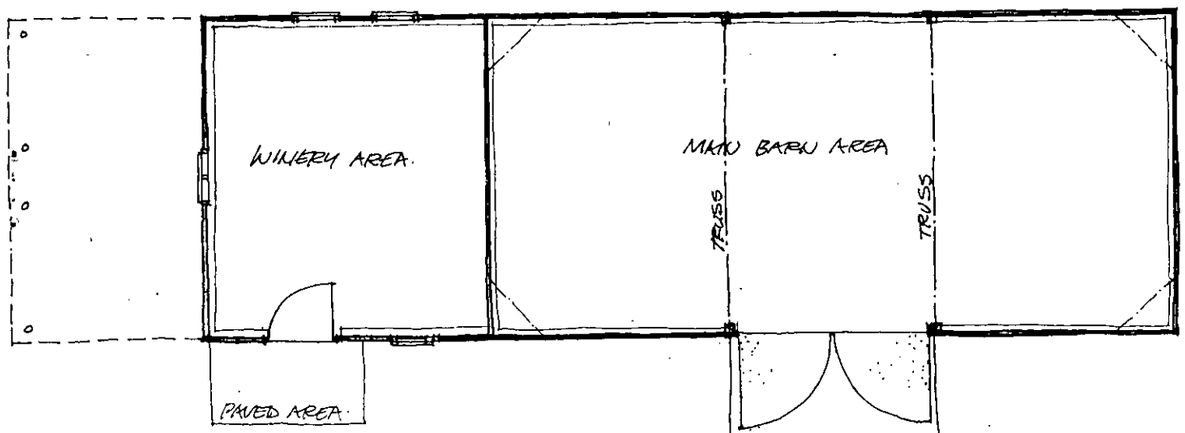


SOUTH ELEVATION



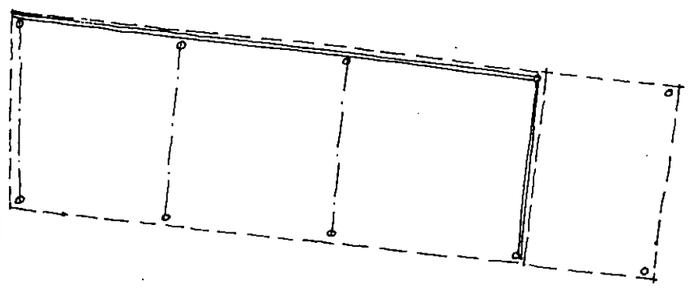
CROSS SECTION

RECONSTRUCTED LEAN-TO | RECONSTRUCTED STORE / WORKSHOP / & WINERY USE. | RECONSTRUCTED BARN / IMPLEMENT STORE | RECONSTRUCTED CART SHED / STORE.



PLAN

DIMENSIONS TO BE SAME AS EXISTING.



SUPERSEDED

PROPOSED :

MARTIN LLOYD ASSOCIATES
Holly House, 3 Lock Mead, Maidenhead, Berkshire SL6 8HF
Phone 01628 638176
Fax 01628 780035

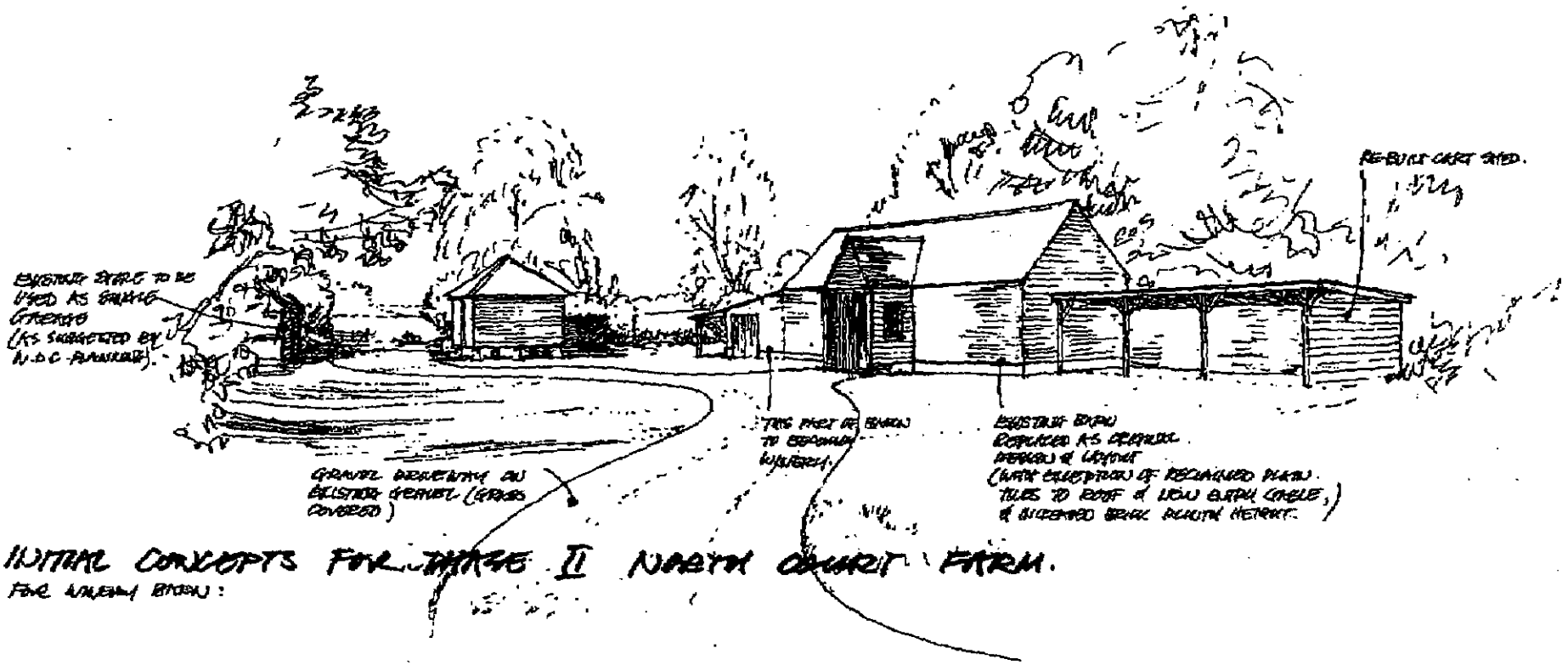
Project: NORTH COURT FARM TIMBER BARN.

Title: PLAN AND ELEVATIONS AS PROPOSED

Scale 1:100 No. 250

Date FEB 02. Dwg. D.05

Rev.

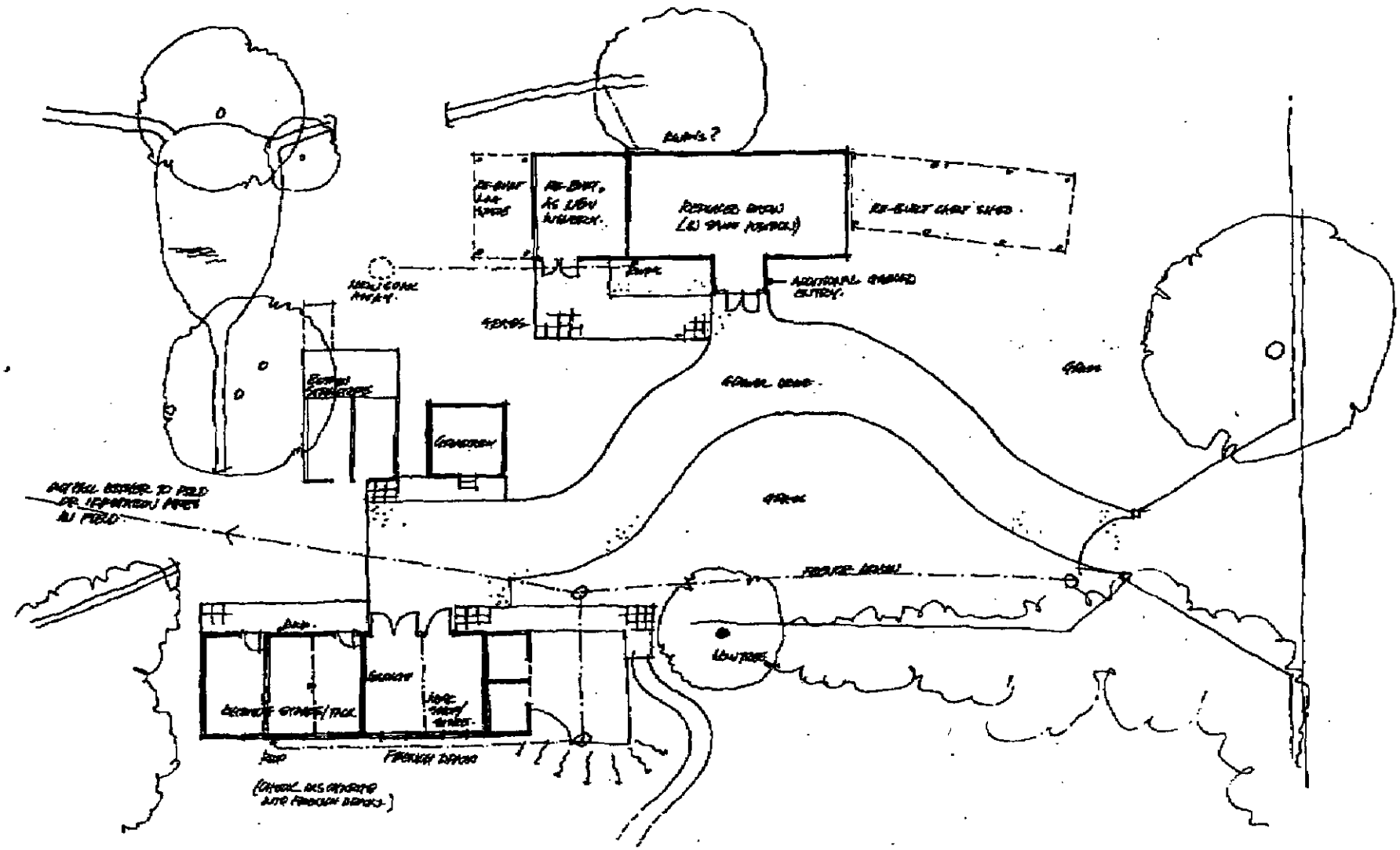


INITIAL CONCEPTS FOR PHASE II NORTH COURT FARM.

FOR INTERNAL REVIEW:



NORTH COURT FARM:
PHOTO OF EXISTING FROM ENTRANCE GATE



(A3 Reduction).

NORTH COURT FARM.
ILLUSTRATIVE PROPOSALS. 19.12.01

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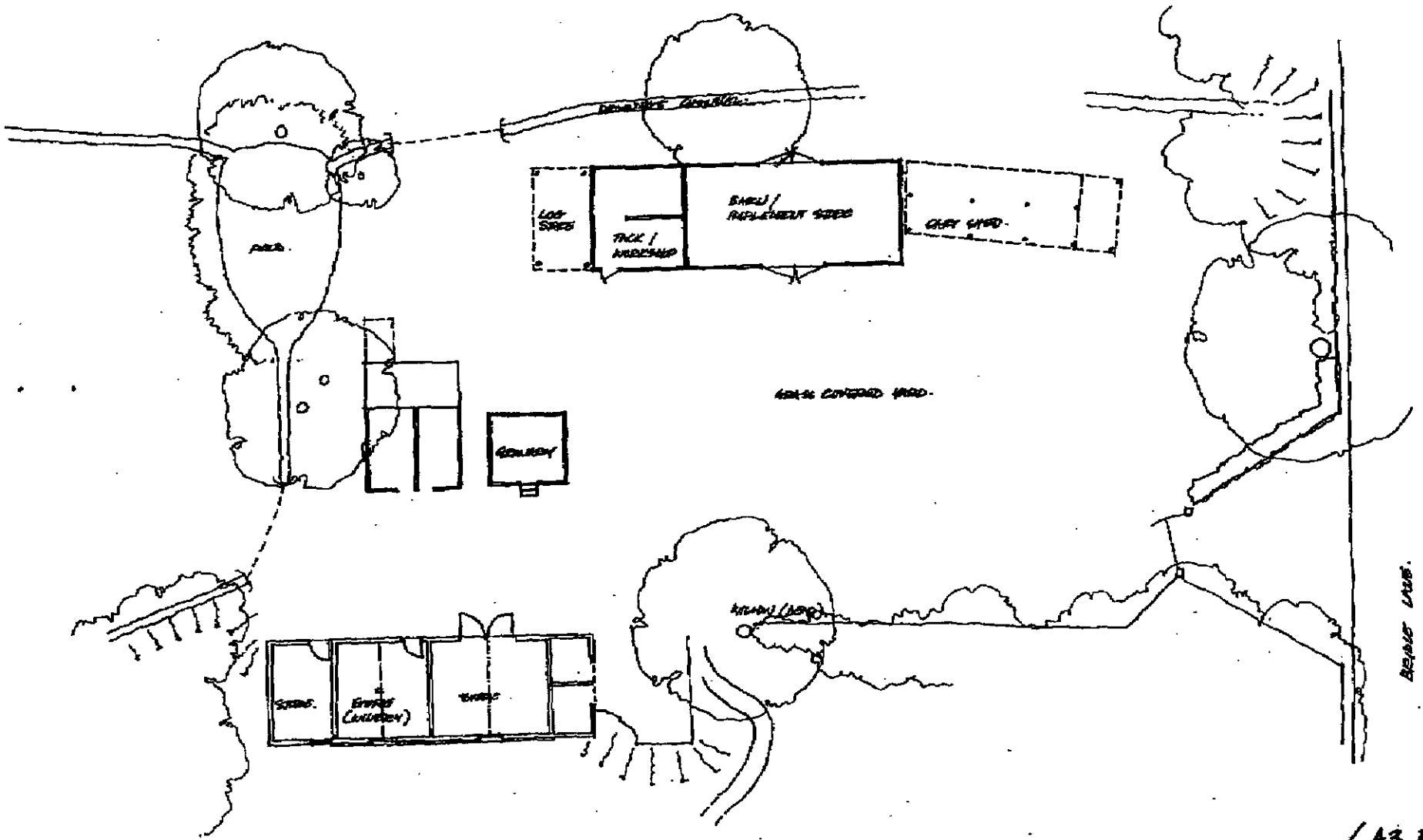

(A3 Reduction)

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Project: NORTH COURT FARM. Title: SKETCH SURVEY.

Scale 1:200 No. 241.

Date DEC 01 Dwg. A-SK-001

Rev.

SU 7963 SU7964 SU8063 SU8064 1/2500

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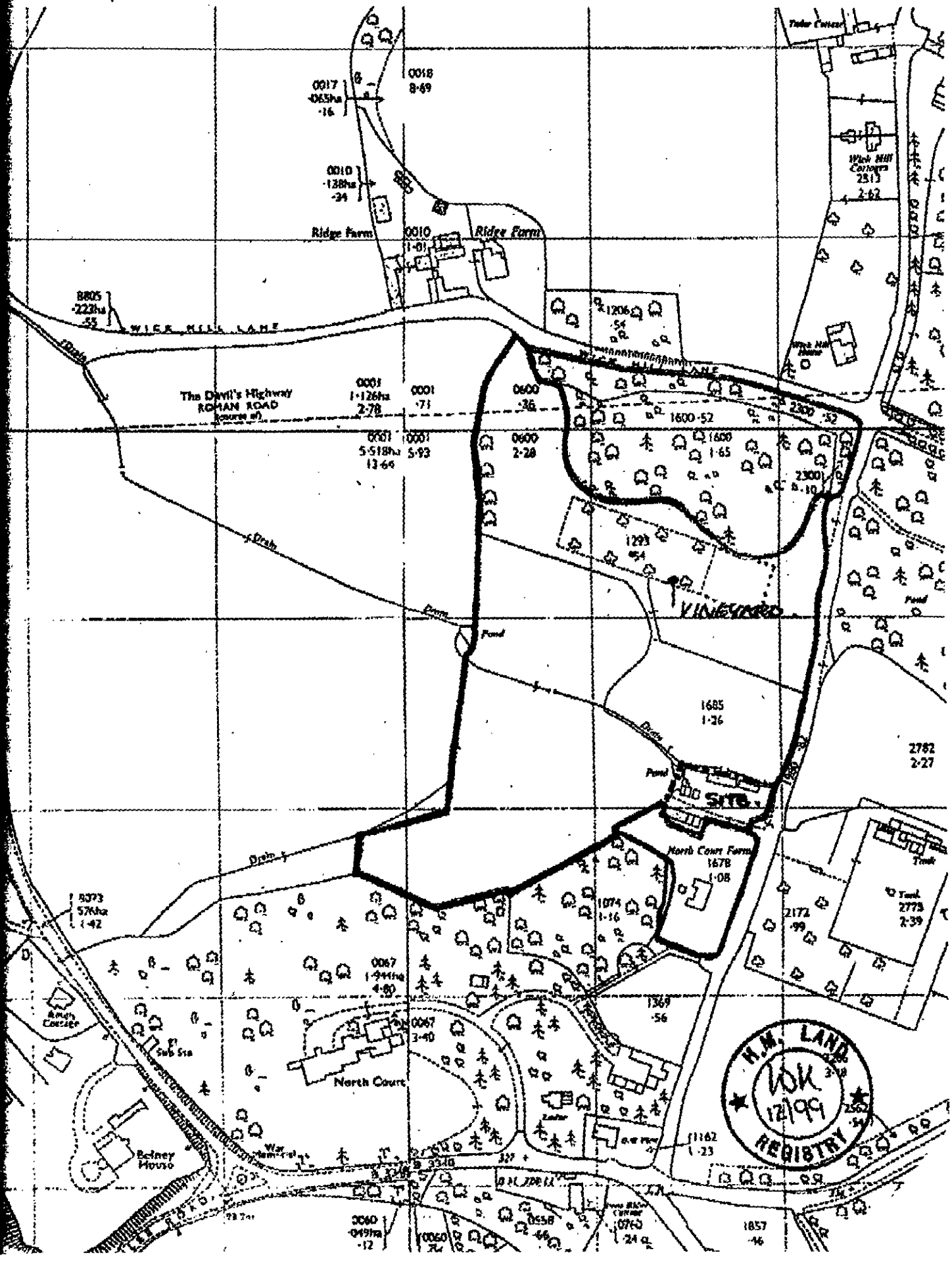

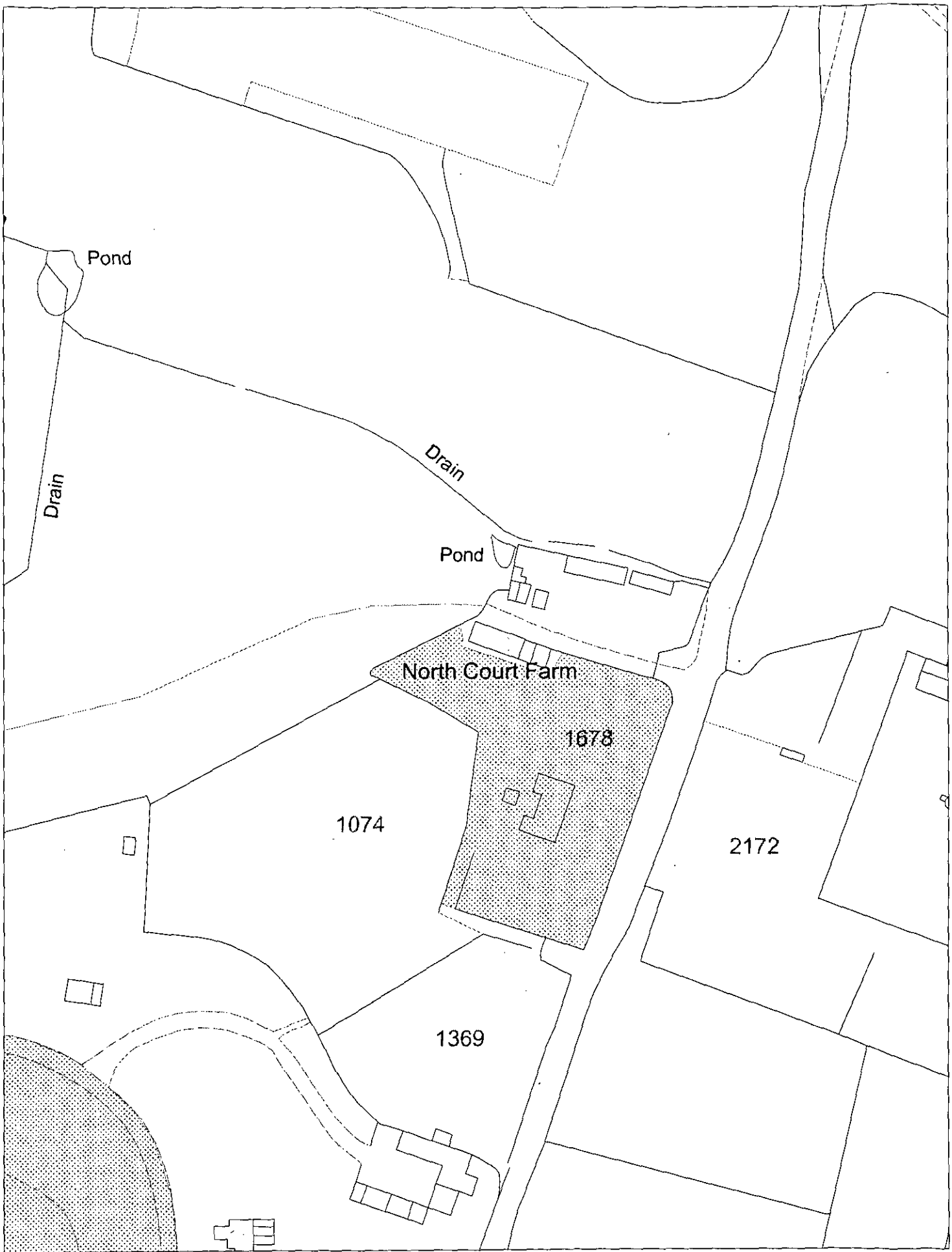

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Development Control Section, Environmental Services, Wokingham District Council.

18 January 2002

Scale: 1 : 1250

N
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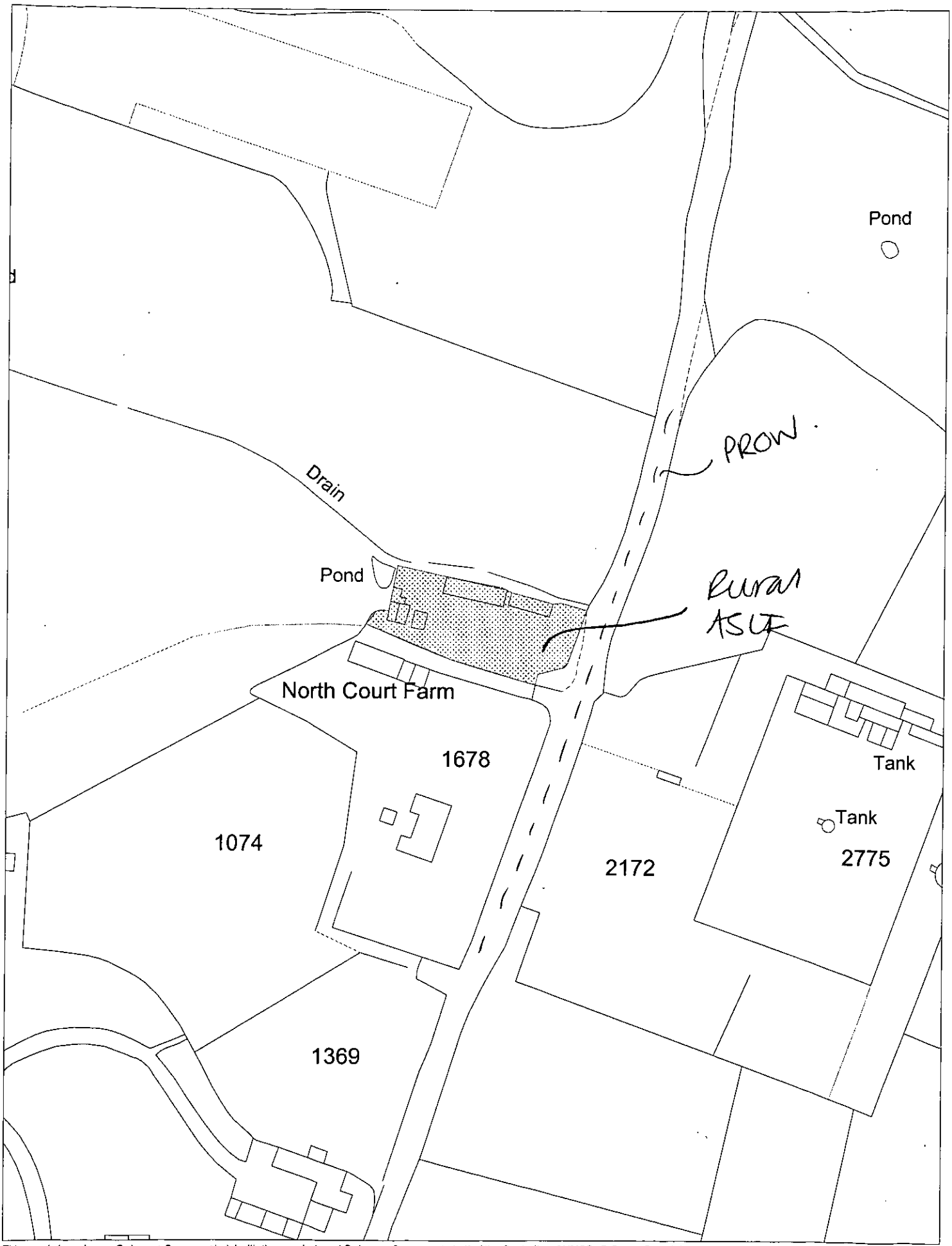
S



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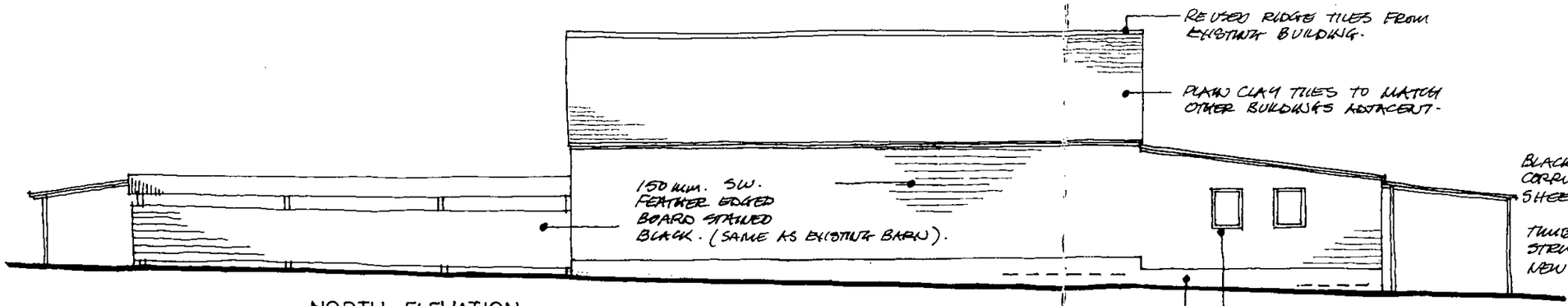
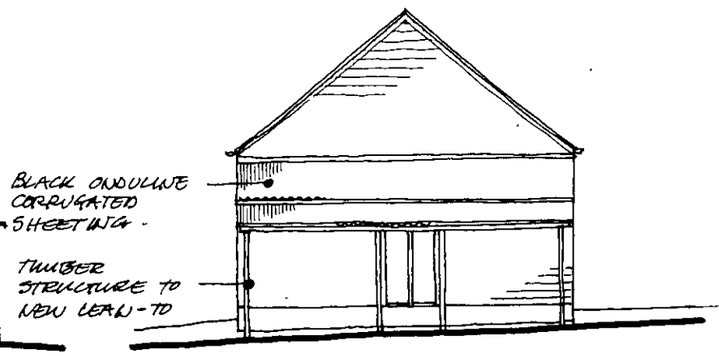
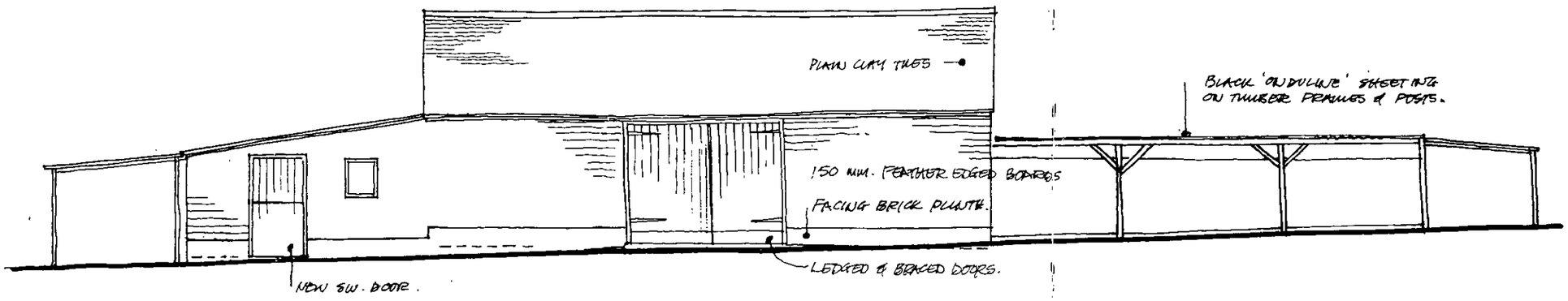
Development Control Section, Environmental Services, Wokingham District Council.
4 April 2002 Scale: 1 : 1250



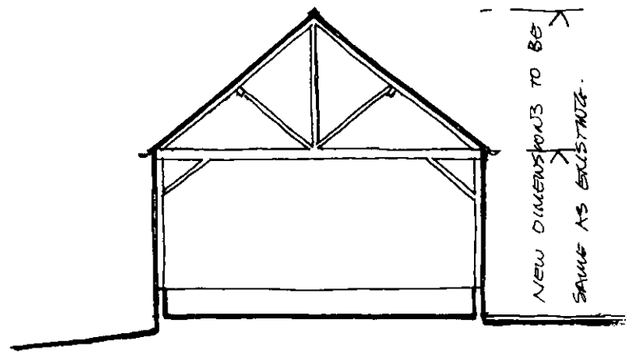
NORTH ELEVATION



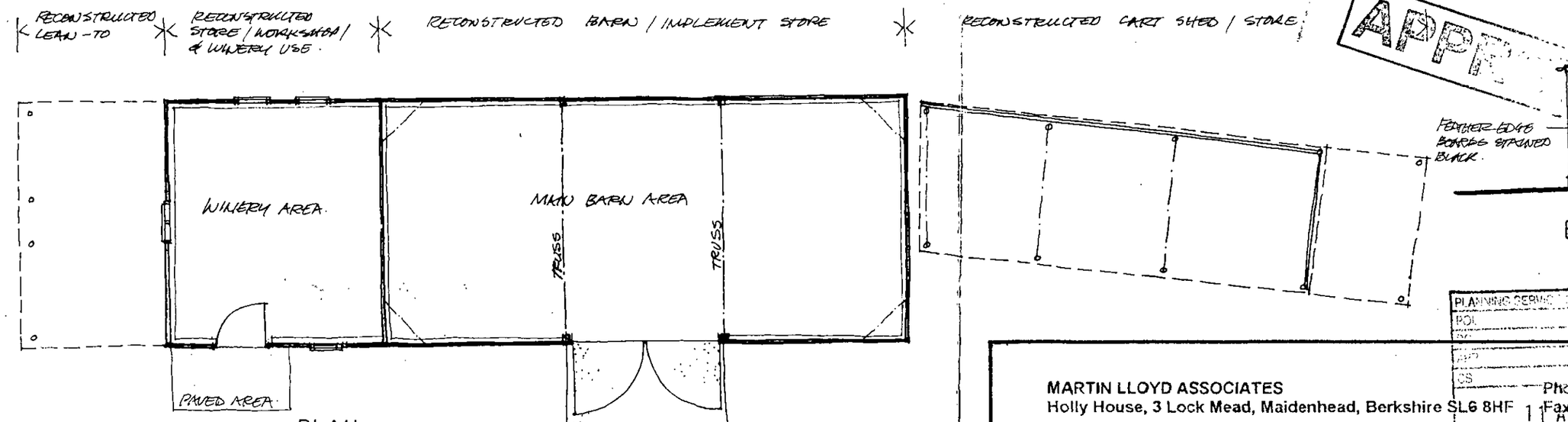
WEST ELEVATION



SOUTH ELEVATION

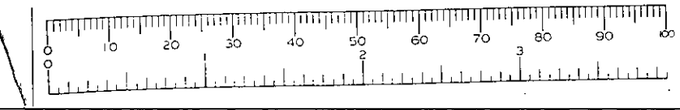


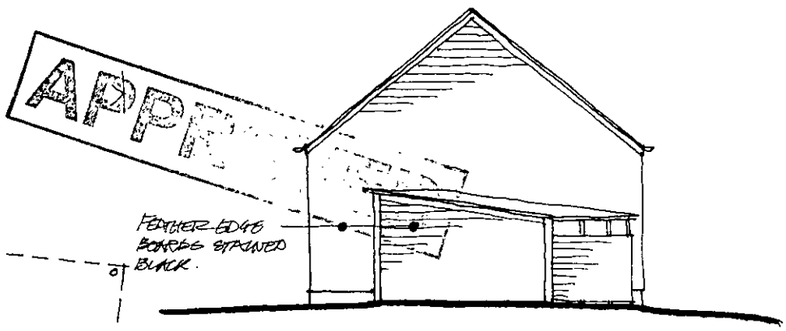
CROSS SECTION



PLAN

DIMENSIONS TO BE SAME AS EXISTING.





EAST ELEVATION (ADDED AS REV: A)

APPR

PROPOSED :

PLANNING SERVICES
POL
DC
APP
CS
COPIES TO
ACK
FILE

MARTIN LLOYD ASSOCIATES
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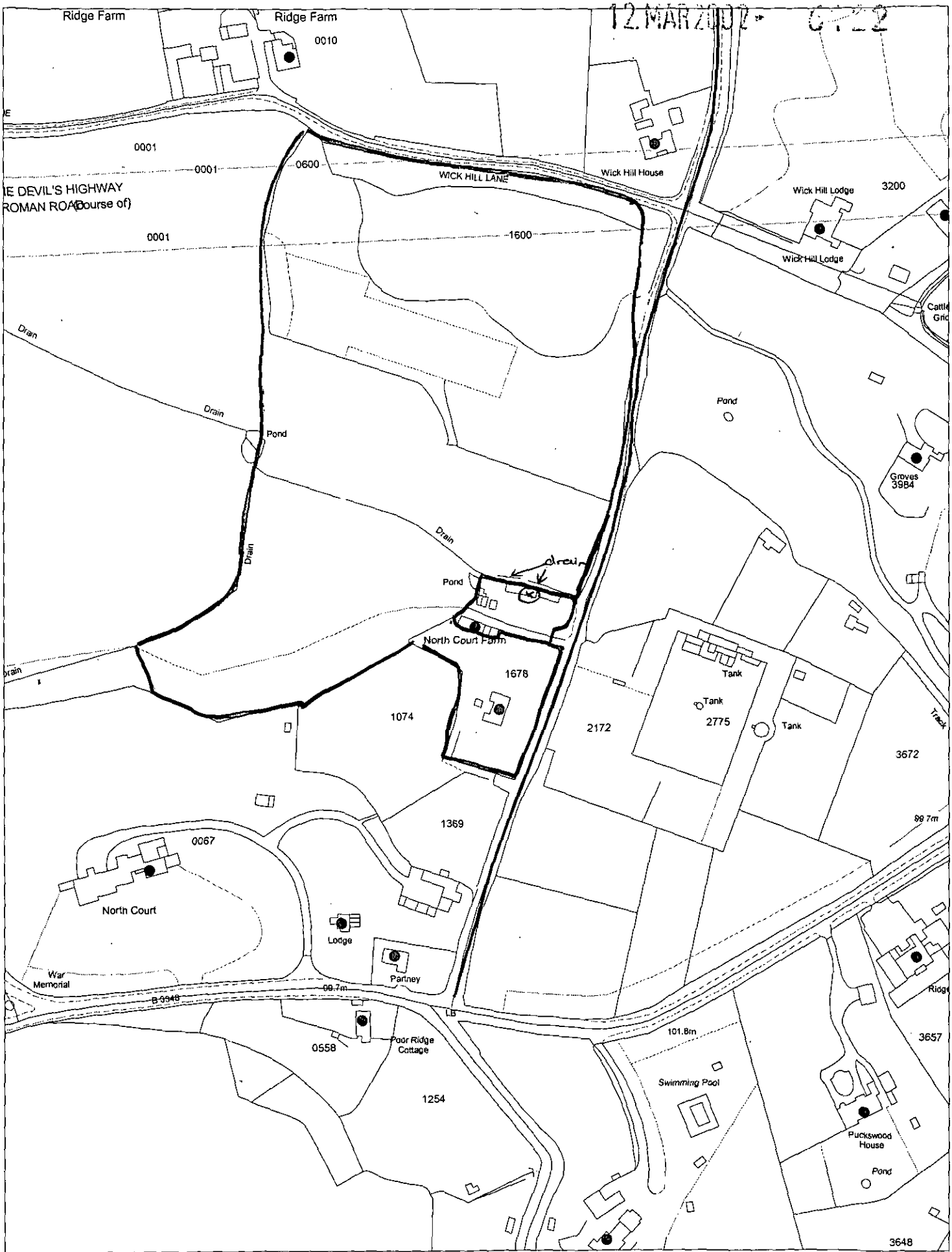
11 APR 2002

Project: NORTH COURT FARM TIMBER BARN.
Title: PLAN AND ELEVATIONS AS PROPOSED
Scale 1:100
Date FEB 02
No. 250
Dwg. D.05
Rev. A.



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20 March 2002

Scale: 1 : 2500

N W E S