APPLICATION NO:
TP/2002/6012

LOCATION:
May Feeds Mays Farm Hyde End Lane, Ryeish Green Reading.

APPLICANT:
Mrs Clarke & Mrs Siviter C/O Andesign

PROPOSAL:
Application for temporary permission for change of use of agricultural barns to storage (B8) use. (Retrospective)

EARLIEST DATE FOR DECISION: **30/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
24/04/2002

CASE OFFICER: ~~Daniel Ledger~~
Tanya Davies.

APPROVED

1129

DO

RAILEX
Marbleboard

Application No: TP/2002/6012 TD

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Clarke & Mrs Siviter
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: TP/2002/6012

Parish: **SHINFIELD**

Location: **May Feeds, Mays Farm, Hyde End Lane, Ryeish Green, Reading.**

Proposal: **Application for temporary permission for change of use of agricultural barns to storage (B8) use. (Retrospective)**

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

Condition
1. The use hereby permitted shall be carried out only by 760 Express Limited and shall be discontinued on or before 30th April 2007, unless a further planning permission has been granted.

Condition
2. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
3. The barn shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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

Condition
5. The use hereby permitted shall not operate other than between the hours of 08.00 and 18.00 Mondays to Fridays (inclusive) and 08.00 and 13.00 Saturdays and shall not operate at all on Sundays or Bank or National Holidays.

Reason
1. The amount of parking to be provided is below the Local Planning Authority's standard requirements.

Reason
2. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
3. In the interests of highway safety and convenience.

Reason
4. In the interests of visual amenity.

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

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

Berkshire Structure Plan Policy C2.
Loddon Area Local Plan Policy LTV2.
Deposit Draft Wokingham District Local Plan Policies WRE2 and WCC1.

Anna Cronin
Head of Planning & Transportation
Date: 23/04/2002

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.

WORK SHEET FOR : Tanya Davies

Application Number : TP/2002/6012

Applicant : Mrs Clarke & Mrs Siviter c/o Andesign

Location : May Feeds, May Farm, Hyde End Lane, Ryeish Green, Reading.

Proposal : Temporary change of use of agricultural barn to storage (B8) use. (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date Registered : 27.02.02

Earliest Date for Decision : 30.03.02

Latest Consultation Date/Site Notice Expiry Date : 30.3.02

Application Expiry Date: 24.04.02

Consultation Responses :
Highways: no objection, subject to conditions.

Policy & Plans: no objection, suggest temporary consent.

Shinfield Parish Council: no comments received.

Planning History :
Planning permission was granted for the temporary use of this barn for storage in April 2000. However, in light of the limited availability of parking on the site this permission was personal to the user.

The user has now changed and the applicant has found another user who again, has a low parking requirement. This company '760 Express Limited' stores unwanted office furniture for long periods of time. The only vehicle movements would be one van every 2-3 weeks to collect or deposit furniture.

Appraisal :
The relevant policy is WRE2 of the WD Local Plan. WRE2 states that the re-use and adaption of rural buildings will be acceptable subject to various criteria being met. The proposal complies with policy WRE2 criteria a) as it is grouped with other buildings, b) as no major alterations are required c) as beef farming has now finished on the farm. There are no other issues under criterion (d, e or f).

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

Application Number: TP/2002/6012

Conditions

No	Std Con	Std Reason	Non Std Conditions/ Reasons for Refusal
1			The use hereby permitted shall be carried out only by 760 Express Limited and shall be discontinued on or before 30.4.2007, unless a further planning permission has been granted. Reason: The amount of parking to be provided is below the LPA's standard requirements.
2	C122	R122	
3	C137	R137	The **barn** shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.
4	C110	R110	
5	C072	R072	The use hereby permitted shall not operate other than between the hours of **08.00 and 18.00** Mondays to Fridays (inclusive) and **08.00 and 13.00** Saturdays and shall not operate at all on Sundays or Bank or National Holidays.

Informative

N16
Loddon Area Local Plan Policies LTV2
WD Local Plan Policies WRE2 WCC1
Berkshire Structure Plan C2

Tanya Sales 22.4.02

Recommendation & Conditions/ Reasons Agreed:.....

Principal DC Officer (~~Development Control Manager~~)

Date: 23.4.02

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING SERVICES | HPT 55490
POL | TCS
DC B | ENF
APP |
CS |
19 APR 2002
COPIES TO | ACK:
FILE:

Ms. Tanya Davies
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref: 4225

18th April 2002

Dear Ms. Davies,

re: Application No. TP/2002/6012 - Mays Farm, Ryiesh Green

Further to your letter dated 16th April, I am most grateful for you drawing to our attention the Permanent Consent that already exists on Unit No.2. Therefore as suggested I confirm my agreement to withdraw all reference to Unit No.2 from the current application and to purely concentrate on Unit No.1. To assist you in this I am enclosing 6 further copies of a 1:500 blockplan on which I have purely coloured Unit 1. If I can be of any further assistance to help the processing of this application please do not hesitate to ask as it is extremely important to our Clients that an early decision is made.

Yours faithfully,

A. Hester

1327

WOKINGHAM DISTRICT COUNCIL

To Tanya

Date Tues am Time 12:40

WHILE YOU WERE OUT

Name Andrew Hester

Of

Phone No. Ext.

Phoned	✓	Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Mayr Farm, Lyeish Green

in all - returning your call. has

been unable to get through to you -

will be in all pm - Please phone him

- Sorry hope you have the No - I assumed

you would as you'd phoned him 1st

Signed

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 16 April 2002
My ref: TD/TP2002/6012

Mr A Hester
Andesign
9 Perkins Way
Wokingham, Berkshire.
RG41 2TN

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 Mr Hester

Re: Application for temporary permission for change of use of agricultural barns to storage B8 use. (Retrospective)

Application Number TP/2002/6012

I write further to our recent telephone conversation.

You have submitted a planning application for the temporary use of two barns for storage purposes. This was because the occupier of the storage units has changed to 760 Express Limited.

I have checked the planning history for both units and have found that:
Unit 1 was granted a temporary planning permission for Britlec Ltd until 30 March 2005. This application (F/2000/0601) was approved on 4 April 2000.

Unit 2 was granted planning permission to be used for storage in February 2001. This permission does not appear to be a personal permission restricted to a named occupant or time limited. (F/2000/3076) I enclose a copy of this consent.

As the current planning application is for the temporary use of both units for storage I am writing to suggest that you submit an amended plan showing just unit 1 as unit 2 already has a permanent consent for storage use.

If you have any queries please contact me on the telephone number above.

Yours faithfully

Tanya Davies
Senior Minerals & Waste Planning Officer

WORK SHEET FOR : ~~Daniel Ledger~~ TANYA DAVIES

Application Number : TP/2002/6012

Applicant : Mrs Clarke & Mrs Siviter C/O Andesign.

Location : May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.

Proposal : Application for temporary permission for change of use of agricultural barns to storage (B8) use. (Retrospective)

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 27/02/2002

Earliest Date for Decision : 30/03/2002

Latest Consultation Date/Site Notice Expiry Date : 30/03/2002

This application will have expired on: 24/04/2002. 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 :

Highways - no objection subject to conditions

Policy + Plans - no objection, suggest temp perm.

Shinfield PC - no response received.

Planning Issues :

Previously granted temp consent? for — years.

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Clarke And Mrs Siviter
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/3076

Parish: **SHINFIELD**

Location: **May Feeds, Mays Farm, Hyde End Lane, Ryeish Green, Reading.**

Proposal: **Proposed change of use of agricultural buildings to B8 storage use.**

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 use hereby approved commences the existing doors shall be welded shut and the proposed new door opening constructed. The doors shall not thereafter be altered without the prior written permission of the Local Planning Authority.

Condition
3. No enlargement to the building the subject of this permission for change of use shall be carried out under Scedule 2, Part 8, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order).

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

Condition
5. No processes shall be carried on or machinery installed or used which are not such as could be carried on, installed or used in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Condition
6. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

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

Condition
8. No part of the building the subject of this application shall be occupied or used until the vehicle parking, turning space and land for the loading and off-loading of commercial vehicles herein approved has been provided. The vehicle parking, turning and loading/off-loading space shall be permanently maintained and used for no other purposes.

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

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

Reason
3. To protect the character and amenity of the rural area.

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

Reason
5. To safeguard the residential amenities of the nearby residents and the area generally from noise and disturbance.

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

Reason
8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

Berkshire Structure Plan Policy C2.

Loddon Area Local Plan Policies LTV2 and LC21.

Deposit Draft Wokingham District Local Plan Policies WCC1 and WRE2.

John Mitchell

John Mitchell
Development Control Manager
Date: 01/02/2001

Notice checked by: _____

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

need to visit

- Previously granted consent

F/2000/0601 Δ use ag → BB
F/2000/3076 Δ use ag → BB

Check if same barns?
given temp consent (for how long?)
what were issues?
- any problems/complaints

- if none - 5 yr consent.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: TP/2002/6012
CASE OFFICER: Daniel Ledger

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

RECORD OF SITE VISIT

Tanya Davies

SITE ADDRESS: May Feeds Mays Farm Hyde End Lane Ryeish Green Reading.

APPLICATION NUMBER: TP/2002/6012

OFFICER: ~~Daniel Ledger~~

DATE OF SITE VISIT: 10·4·02

1 SITE/STATUTORY NOTICE DISPLAYED ? ?

2. DESCRIPTION OF SURROUNDINGS

rural.

3. DESCRIPTION OF SITE/BUILDING

barns adj to rd.
reasonable condition

4. RELATIONSHIP TO ADJOINING PROPERTIES

no close neighbours except farmhouse.

5. SITE CONSTRAINTS

TREES n/a

ACCESS/PARKING ? Highways seem happy.

LEVELS n/a

BOUNDARY TREATMENT n/a.

OTHERS n/a.

- Reuse seems acceptable.

POLICY AND PLANS CONSULTATION

Date: 3/4/02
Case Officer: Daniel Ledger
Application: TP/2002/ 6012 Temporary permission for Change of use of agricultural barns to storage B8 use. (Retrospective).
Location: Mays Feeds, Mays Farm, Hyde End Lane, Ryeish Green
Applicant Mrs Clarke and Mrs Siviter c/o Andesign

Site comprises former farm buildings currently in commercial use and situated in a gap location, outside the settlement of Three Mile Cross. The site also has a livery stables and feed sales.

Reuse of rural buildings
The principle of re-use of rural buildings for commercial use is allowed through PPG7, policy C2 of the BSP as well as policy WCC1 of WDLP dd.

This proposal should be assessed in detail against policy LC21 of LALP and policies WCC1 and WRE2 (Re-use of Rural Buildings) as set out both in the Wokingham District Local Plan deposit draft and as proposed to be amended by the Inspector in his report (see page 7-38 for re-use of rural buildings).

Visual impact on the countryside is not likely to be greater than is the case with the current use provided there is no greater impact from parking or external storage associated with the re-use of the buildings. Although the applicant should consider a different door, because roller shutter doors are urbanising features* and ensure that infill cladding matches the existing.

* Condition for details of type, material and colour of doors to be agreed in writing with a time period for compliance.

Highways
The proposal should be assessed for the creation of traffic movements of the new use when compared with the original use. Provided:

- the access can be made to be adequate and there is no unacceptable impact on trees and hedgerows as a result of forming a safe access and
- use of the rural roads by HGVs is not considered detrimental in highway or rural character terms the application should be acceptable in highway terms.

The policy that the proposal should be tested against is Policy WT4 of WDLP dd. (This policy has not been amended by the Inspector). A temporary permission should allow the impact of traffic movements to be assessed.

Recommendation: TP for a period of between 2 and 5 years.

DL
3/4/02

HIGHWAYS CONSULTATION SHEET

From: Daniel Ledger **Date:** 06 March 2002

Application Number: TP/2002/6012

Proposal: Application for temporary permission for change of use of agricultural barns to storage (B8) use. (Retrospective)

Parish: SHINFIELD PARISH

Site Address:
May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.

Applicant:
Mrs Clarke & Mrs Siviter C/O Andesign.

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).

C122, R122.
C137 (INSERT: barns), R137.

Signed: _____ **Print name:** Adam 7/3/02.

WOKINGHAM D.C. DEVELOPMENT CONTROL

78/79

Start date: 27 FEB 2002

Officer: DL | Application No. TP/2002/6012

Map No. ..... Site ...005...

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(T.P.) APPLICATION FOR TEMPORARY PERMISSION FOR CHANGE OF USE OF AGRICULTURAL BARNS ~~FOR~~ TO STORAGE (B8) USE. RETROSPECTIVE

Location: MAYS FARM ~~RYEISH GREEN~~ HYDE END LANE

Parish: SHINFIELD Ward: Shinfield

6.3.02 B.

Applicant: MRS CLARKE & MRS SINITER

Fee (7) Received 90-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6.3.02.23 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans Conrad Moore .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

..... (Rural Area
..... Countryside
..... Green Gap & Wedges)

NEIGHBOURS:

.....
.....
..... SIN + see map .....
.....
.....
.....
.....
..... No new pre-apps .....
.....

Received by Wokingham District Council

Application No: TP/2002/6012

Proposal:
Application for temporary permission for change of use of agricultural barns to storage (B8) use. (Retrospective)

Location:
May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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 TP/2002/6012 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Ledger P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2002. 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.

Head Planning and Transportation

06 March 2002

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

Tel: (0118) 974 6452

Date: 06 March 2002

My ref: TP/2002/6012

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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: TP/2002/6012
May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.
Application for temporary permission for change of use of agricultural barns to storage (B8) use. (Retrospective)

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Ledger** on **(0118) 974 6452** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Ledger** Application Number: **TP/2002/6012**
May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.
Application for temporary permission for change of use of agricultural barns to storage (B8) use. (Retrospective)
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor A Pollock

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

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

Tel: (0118) 974 6452

Date: 06 March 2002

My ref: TP/2002/6012

WOKINGHAM UNITARY
Aiming for Excellence

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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: TP/2002/6012
May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.
Application for temporary permission for change of use of agricultural barns to storage (B8) use. (Retrospective)

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Ledger** on **(0118) 974 6452** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Ledger** Application Number: **TP/2002/6012**
May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.
Application for temporary permission for change of use of agricultural barns to storage (B8) use. (Retrospective)
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor B Patman

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

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

Tel: (0118) 974 6452

Date: 06 March 2002

My ref: TP/2002/6012

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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: TP/2002/6012
May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.
Application for temporary permission for change of use of agricultural barns to storage (B8) use. (Retrospective)

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Ledger** on **(0118) 974 6452** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Daniel Ledger** Application Number: **TP/2002/6012**
May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.
Application for temporary permission for change of use of agricultural barns to storage (B8) use. (Retrospective)

I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor M Bryant

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

27.FEB.2002* 6012

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:4225

26th February 2002

Dear Sir,

re: Mays Farm, Ryiesh Green, Three Mile Cross.

You will be aware that we currently have Planning Consents on a temporary basis for two companies to occupy Units 1 & 2 at the above farm. Unfortunately both the tennants have vacated the units and my Clients have had to substitute them with an alternative. The alternative company who occupies both units is 760 Express Limited whose office is at Winnersh Triangle. This company store furniture for offices over a long period. As a result they only visit the premises at Mays Farm once every two to three weeks with a small furniture van for either a collection or delivery. These are ideal tennants both from my Clients point of view and no doubt that of your Councils. I would be obliged if you could issue a formal Planning Consent for the temporary occupation by this company over the next 5 years. If you have any queries please do not hesitate to contact my office.

Yours faithfully,

A. Hester

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

27 FEB 2002 * 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

1. APPLICANT'S NAME: MRS. D. J. CLARKE & MRS. D. SIVITER
   ADDRESS: MAYS FARM, RYIESH GREEN
   THREE MILE CROSS, BERKS
   POST CODE: RG7 1EP PHONE: 9883366

2. If the applicant has an agent, all correspondence will be sent to the agent
   AGENT'S NAME: ANDESIGN
   ADDRESS: 9 PERKINS WAY
   WOKINGHAM, BERKS
   POST CODE: RG41 2TN PHONE: 9784165

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: AS ABOVE

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
   CHANGE OF USE OF TWO BARNS (UNITS 1. & 2.) RETROSPECTIVE

5. Give the area in hectares or part of a hectare
   AREA OF SITE: N/A

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: AH/S/643 & AH/S/629 PLUS O.S. SHEETS

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	5 YEARS
RELAXATION OF CONDITIONS		State relevant application number Conditions to be relaxed	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

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

STORAGE
FORMERLY 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. N/A

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

16. HOW WILL SURFACE WATER BE DISPOSED OF? N/A

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

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
NO CHANGE

19. HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants

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. £190

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 (ANDESIGN) ON BEHALF OF MRS D.J. CLARKE & MRS. D. SIVITER DATE 26/2/2002

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space: 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				
B	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				368
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify AGRICULTURAL		368		
OTHER	Please Specify				
	TOTAL				

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	EXISTING YARD	

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.

STORAGE OFFICE FURNITURE

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

760 EXPRESS LTD, ESKDALE ROAD WINNERSH TRIANGLE, WINNERSH, BERKS
NO

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
			NONE

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

NO

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

1789/a

SECTION 66 CERTIFICATE

Application No.

27.FEB.2002* 6012

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

Tenant's name	Address at which notice was served	Date on which notice was served
NOT APPLICABLE		

Signed . . . . . (ANDESIGN)

On behalf of . . . MRS. D. J. CLARKE & MRS. D. SIVITER

Date 26/2/2002

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

(1) ADDRESS MAYS FARM RYEISH GREEN PARISH SHINFIELD

PLOT No. HYDE END LANE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR15425	MR I. CLARKE	CONSERVATORY	18.8.80	APC
14028	"	"	25.8.80	N/A
187823	BRYANT HOMES O/L	AGR. OCC. / CHURCHLANE RYEISH GREEN	10.2.83	N/A
34635	MAYS FARM	STABLES	18.1.90	
34641	THE BUCKINGHAM PARTNERSHIP	AGR. BLDG FOR HOUSING CATTLE	16.12.89	
37027	"	2 BLDGS FOR AGR. STORAGE	13.2.91	
38342	MRS SIVITER (MAYS FARM)	4 STABLES, TACK ROOM, FEED STORE	13.11.91	
38676	"	"	17.12.91	
99/69032/F	MR & MRS I CLARKE.	2/ST SIDE EXTN + 3/ST EXTN FORM GARAGE UTILITY ROOM + STORE.	29/3/99	

DATE OF COMPLETION

FP99/8460/A " " 25H/S+S/SL/R Exts. 21/4/99 APP

F/2000/0600/DER Buckingham Partnership C.of U. Farm Bldg to B8 4/4/00

F/2000/3076 Mrs. Clarke & Mrs. Siviter C.of U. to " 1/2/01

1933

(2)

ADDRESS MAYS FARM RYEISH GREEN PARISH SHINFIELD

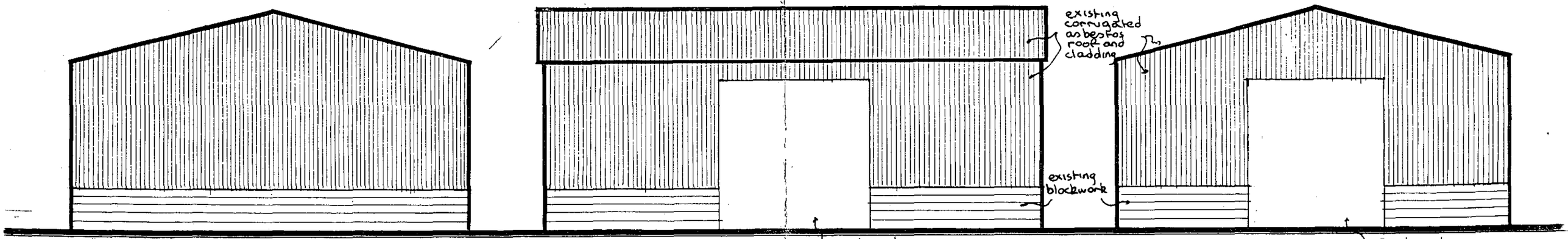
PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planning
TP/2002/6012		Mrs. Clarke & Mrs Siviter	T.P. for C.of U of Ag. Barns to Storage (B8) Var (Retro)			

MINISTRY DECISION:

SPECIAL ORDERS:

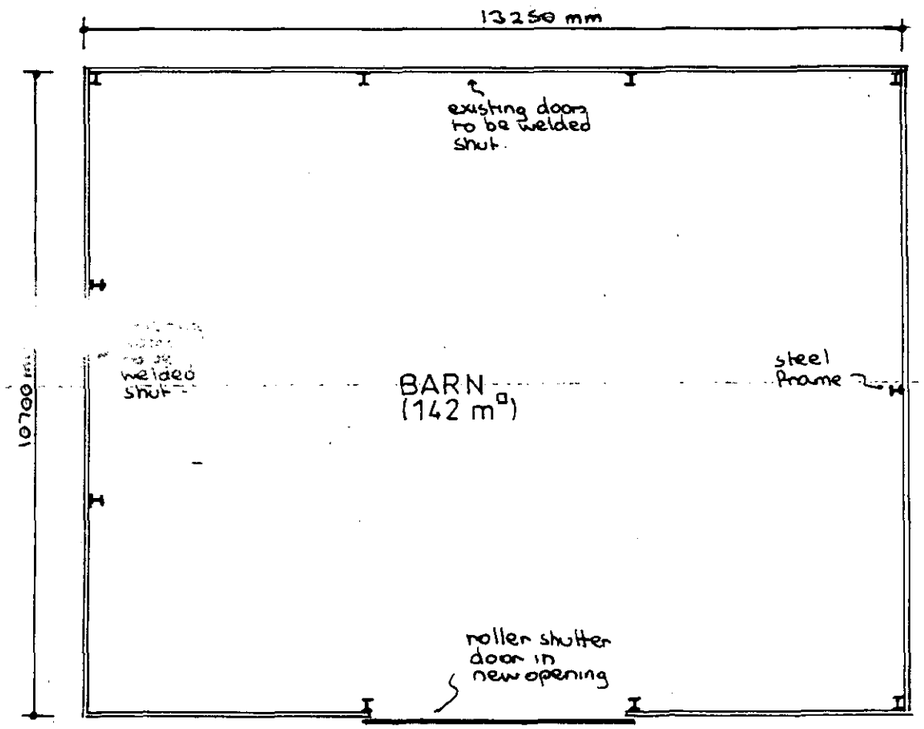
27.FEB.2002* 6012



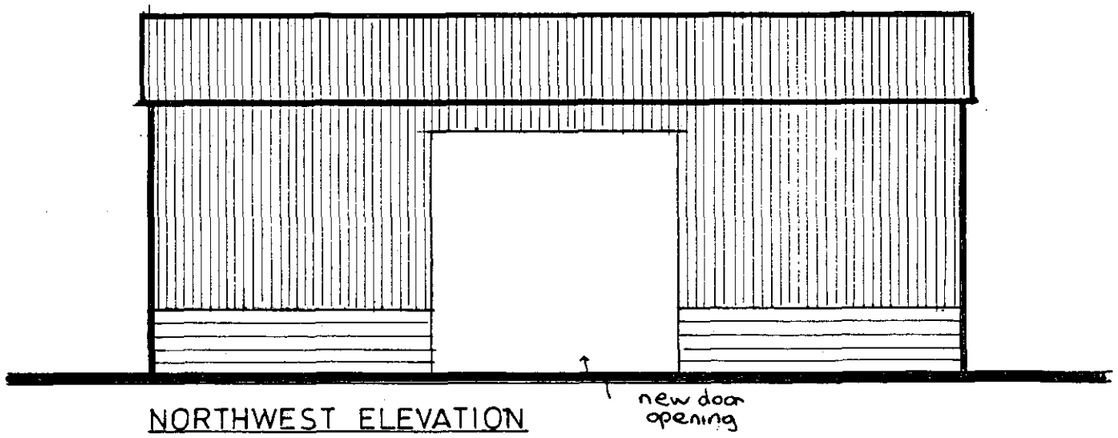
SOUTHWEST ELEVATION

SOUTHEAST ELEVATION

NORTHEAST ELEVATION



FLOOR PLAN



NORTHWEST ELEVATION

PROPOSED CHANGE OF USE OF EXISTING BARN AT MAYS FARM, RYIESH GREEN, THREE MILE CROSS, READING, BERKS

Drawing nº AH/S/643 Scale 1:100

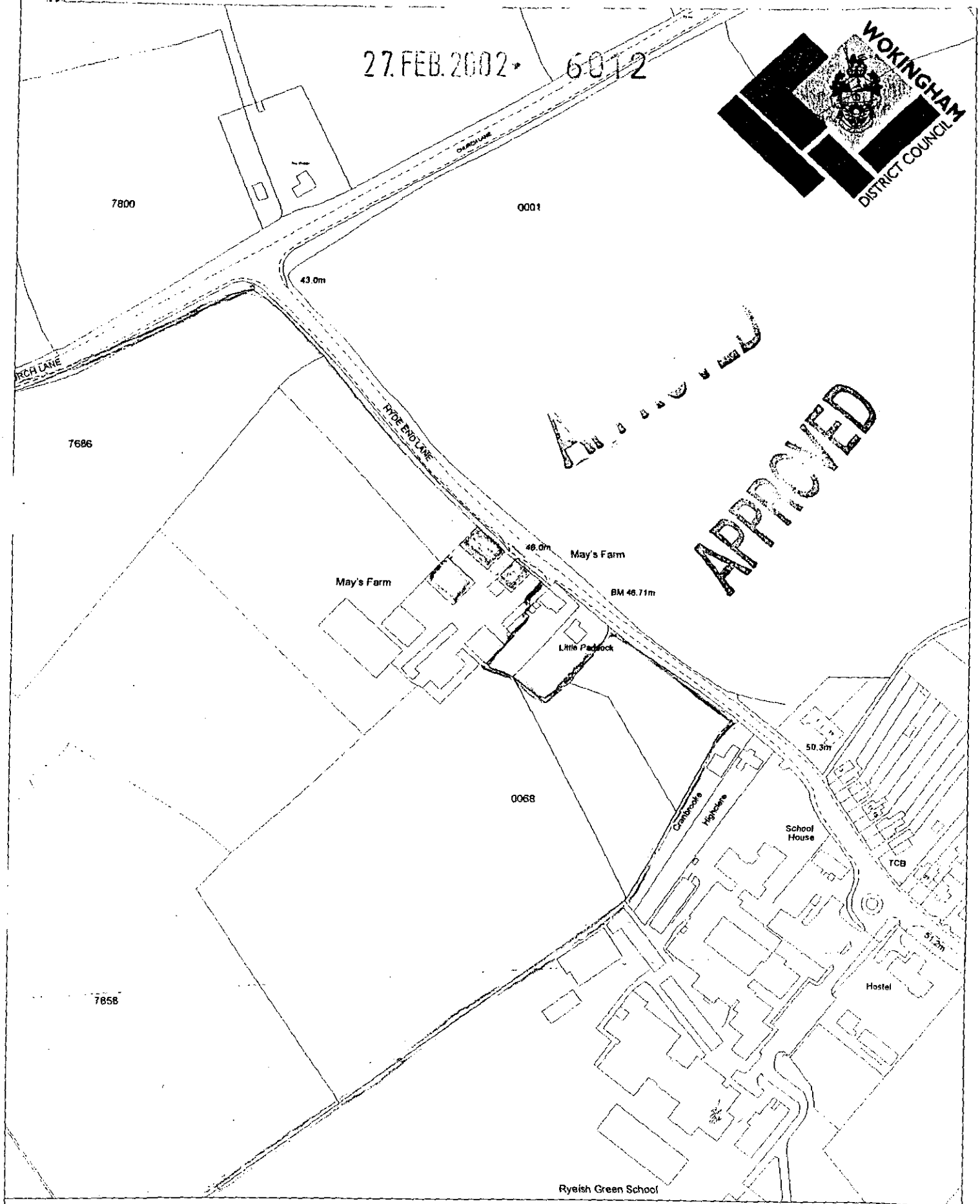
Date DEC 2000 Drawn ANDESIGN

Clients MRS.D.J.CLARKE & MRS D.M.SIVITER

to be read in conjunction with 1:500 & 1:2500 o.s. sheets

APPROVED

27 FEB 2002 6012



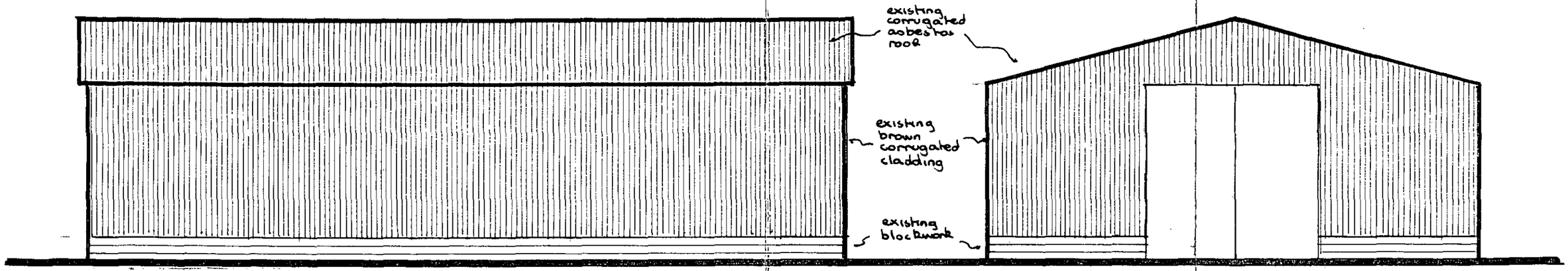
APPROVED

Site Plan, Scale: 1 to 2500

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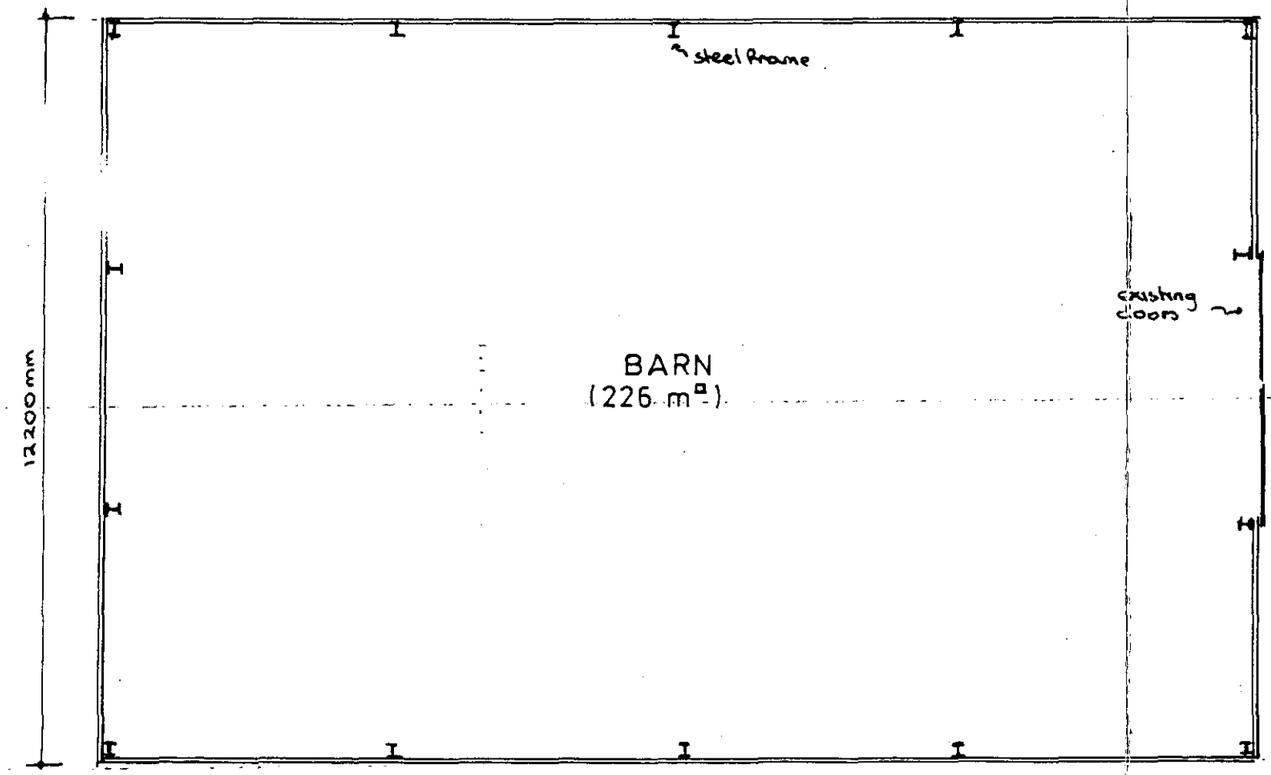
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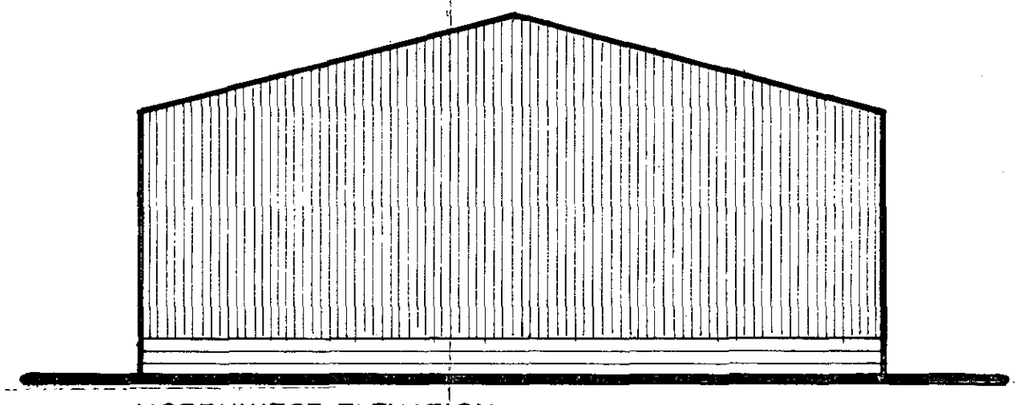
NORTHEAST & SOUTHWEST ELEVATION

SOUTHEAST ELEVATION



FLOOR PLAN

APPROVED

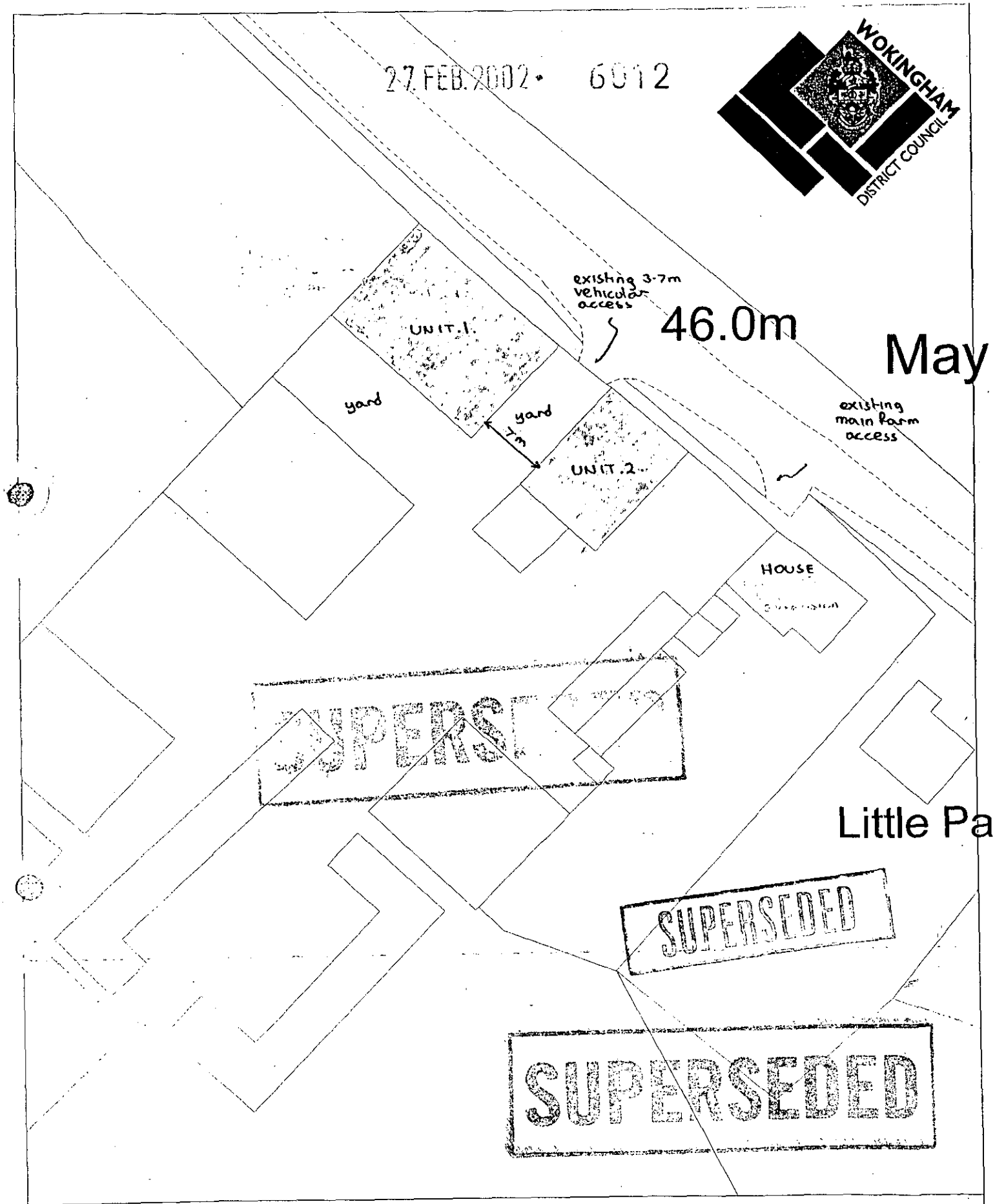


NORTHWEST ELEVATION

PROPOSED CHANGE OF USE OF EXISTING BARN
AT MAYS FARM, RYIESH GREEN, THREE MILE CROSS,
READING, BERKS

Drawing nº AH/S/629 Scale 1:100
Date FEB 2000 Drawn ANDESIGN
Client BECKINGHAM PARTNERSHIP

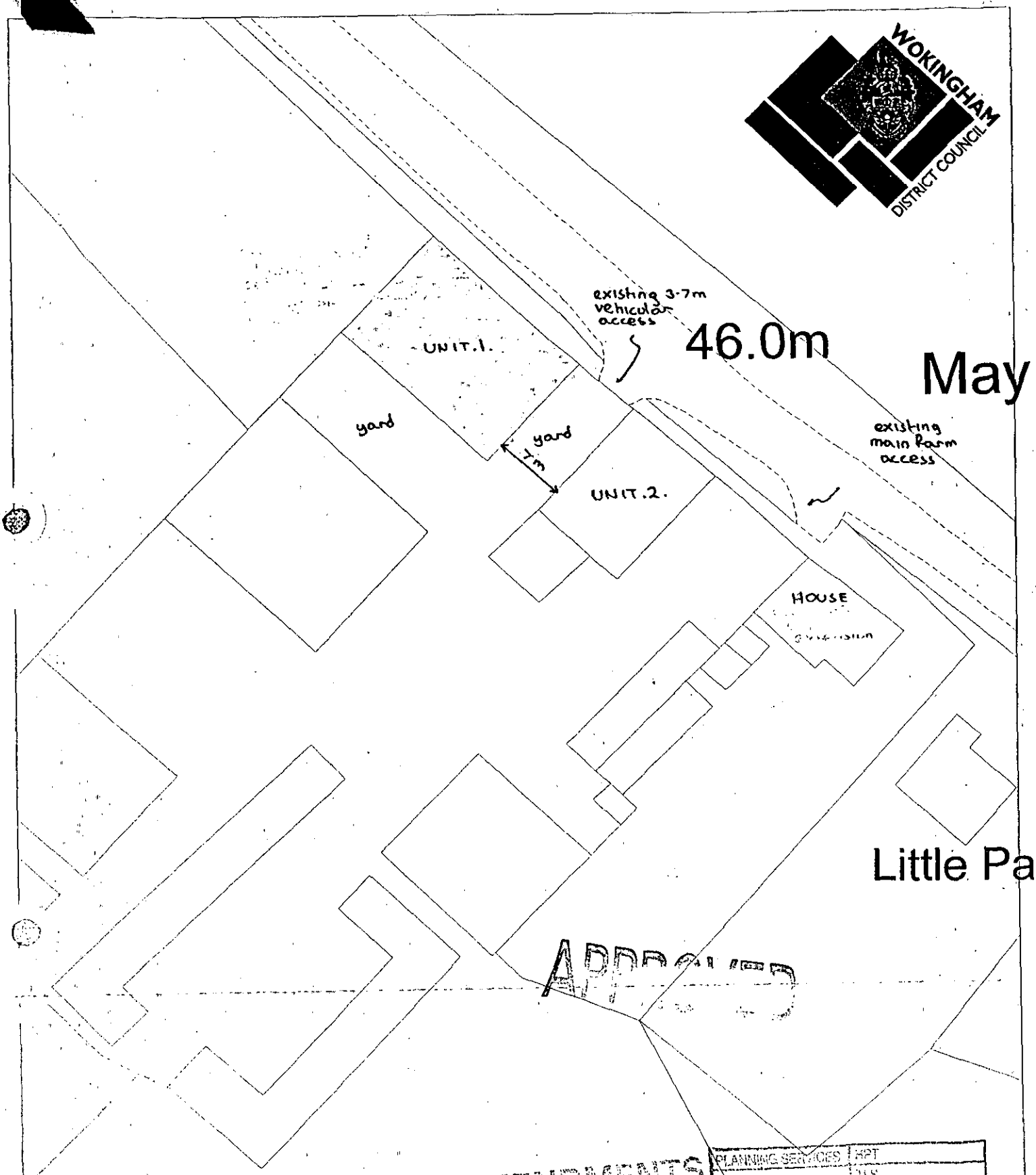
to be read in conjunction with 1:500 & 1:2500 o.s. sheets



Site Plan, Scale: 1 to 500

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