APPLICATION NO:
F/2000/1645

LOCATION:
Unit 1 Birchin Inhams Farm Heathlands Road, Wokingham.

APPLICANT:
Bracknell Polishers C/O Andesign

PROPOSAL:
Proposed change of use of agricultural building to B1(c) light industrial use (Retrospective)

EARLIEST DATE FOR DECISION: **03/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/07/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bracknell Polishers
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG40 2TN

Application Number: F/2000/1645

Parish: **WOKINGHAM WITHOUT**

Location: **Unit 1, Birchin Inhams Farm, Heathlands Road, Wokingham**

Proposal: **Proposed change of use of agricultural building to B1(c) light industrial 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 discontinued and the land restored to its former condition on or before 31st July 2005 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Condition
2. Work shall only take place between 0800 and 1800 hours Mondays to Fridays and between 0900 and 1200 hours on Saturdays and no work shall take place on Sundays or Bank Holidays.

Condition
3. No materials or equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.

Reason
1. It is considered inappropriate to perpetuate indefinitely a use of this nature until its effects on the amenities of the locality have been adequately assessed.

Reason
2. In the interests of residential amenity.

Reason
3. In the interests of the character and amenities of the locality.

John Mitchell
Development Control Manager
Date: 26/07/2000

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

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1645

Applicant : Bracknell Polishers C/O Andesign.

Location : Unit 1 Birchin Inhams Farm, Heathlands Road, , Wokingham.

Proposal : Proposed change of use of agricultural building to B1(c) light industrial use (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : 15.6.00

Date Registered : 02/06/2000

Earliest Date for Decision : 03/07/2000

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application will have expired on: 28/07/2000. 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 : ~~[illegible]~~

Work W/o p.c. Strongly object: infringes green wedge & rural areas and non-conforming industry should be resisted & enforcement action taken if necessary

EHO: No obj subj. to hrs of op. conditions.

HV officer: No objection.

Letter of objection due to noise, smell & danger – complaints about current activities of Barjo, + lorries including that used by tent co. & new farm units put up elsewhere.

Planning Issues :

Application Number: F/2000/1645

Appraisal :

Unit is occupied by metal polishing firm. Part of unit used previously TP for B1 use. Consider proposal complies with Policy WRE2 as re-use for B1 use and no overriding environmental objections from EHO, subject to hours of operation condition (~~one~~ applicants asked for 5yrs TP) (hrs of work are same as for units 2+4). Units are outstanding from units 2+4)

NB Old Farmhouse is in separate private ownership.

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

Application Number F/2000/1645
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC03		The use hereby permitted shall be discontinued on or before 31.7.2005
		Reason	~~To enable the~~ It is considered inappropriate to perpetuate indefinitely a use of this nature until its effects on the amenities of the locality have been adequately assessed.
2		SR10	Work shall only take place between 0800 and 1800 hours Mondays to Fridays and between 0900 and 1200 hours on Saturdays and no work shall take place on Sundays or Bank Holidays.
3	SC60	SR17.	

RECORD OF SITE VISIT

SITE ADDRESS: Unit 1 Birchin Inhams Farm Heathlands Road Wokingham.

APPLICATION NUMBER: F/2000/1645

OFFICER: Angela Odell

DATE OF SITE VISIT: 15.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 22.6.00

2. DESCRIPTION OF SURROUNDINGS Ex farmbldgs in rural area — flat + open.

3. DESCRIPTION OF SITE/BUILDING Existing breeze block / corrugated metal roof farmbldgs.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING From Heathlands Rd.

LEVELS Flat.

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/1645	Mr & Mrs D Edwards The Old Farmhouse Heathlands Road Wokingham Rg40 3AP

App. approved
Letter sent 01/08/00

Tel: (0118) 974 6445

Date: 14.7.00

My ref: F/2000/1645

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/1645
Unit 1 Birchin Inhams Farm, Heathlands Road, , Wokingham.
Proposed change of use of agricultural building to B1(c) light industrial use (Retrospective)

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 24.7.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1645**
Unit 1 Birchin Inhams Farm, Heathlands Road, , Wokingham.
Proposed change of use of agricultural building to B1(c) light industrial use (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

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

Tel: (0118) 974 6445

Date: 14-7-00

My ref: F/2000/1645

CONFIDENTIAL

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

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

John Mitchell
Development Control Manager

Tel: (0118) 974 6445

Date: 14.7.00

My ref: F/2000/1645

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/1645
Unit 1 Birchin Inhams Farm, Heathlands Road, , Wokingham.
Proposed change of use of agricultural building to B1(c) light industrial use (Retrospective).

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

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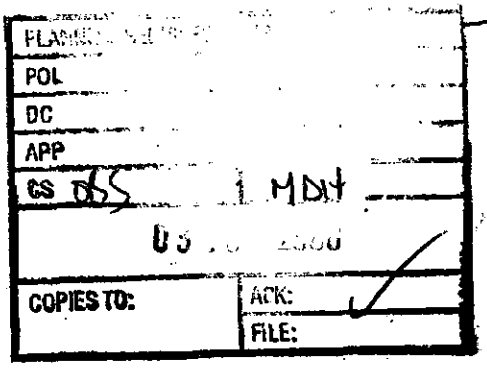
Yours faithfully

John Mitchell
Development Control Manager



Phil
Please speak Thanks Mike.

Mr & Mrs D.Edwards
The Old Farmhouse
Heathlands Rd
Wokingham
Berks
RG40 3AP

1.07.00

Mr Hamlin
Planning Dept

Application nos F/2000/1645 F/2000/1639

I write to confirm my opposition to **any** further development at Birchin Inham Farm.- and these applications in particular
My reasons for this are many fold and the resultant noise, smell, and danger to family and myself are the obvious ones. It would seem sensible to point our to the planning department some of the businesses which you may not be awhere of.
The group of barns which are to the south(behind) of the barns used by bargo are used for storing heavy metal sheets for Bargo; wooden pallets for another buisenesses where the occupants "de nail" them at weekends –in the open-10 metres from our back door; and a garage repair buisenesses which frequently has breakdown lorries arrive. The various cars involved have just been moved round to the back of the barns-assumedly, in case you visit with regard to the latest set of applications.
Grinding, welding, tin bashing etc is carried out , predominantly in the evenings and weekends- There is also some sort of woodworking carried out with a large electric planer-very noisy. All of this is within 10 metres of our back door. I would be very happy for all these buisenesses to be carried out in the barns opposite the farmer's house- where the Tent Company wishes to be. These buildings were, until recently- open fronted and were filled in long after the farm buildings were classed redundant. Is this correct planning wise, to change the building structure.

I will be challenging the status of bargo.-ie light industrial. The work involves the use of a forklift truck to lift the heavy metal used- Large gilotene-grinding which actually shakes the structure of our barn-this cannot be " light |Industrial" it definitely is "general industrial" –of which there is no planning consent.

The very high use of this farm now results in a much increased use of the single track access drive-which I supposedly have full right of way at all times.The drive frequently has the biggest articulated lorries come in-on a blind bend, whilst using both sides of the main road. The tent company has a number of large lorries-one of which has already hit my vehicle.

This site is grossly over used. I would like to point out that the farm is still fully used-now, by the farmer down honey hill-who has to bring all his farm machinery down the drive. He has also had to build extra barns-interesting-as the barns by the fields are "redundant"- this really is ridiculous.

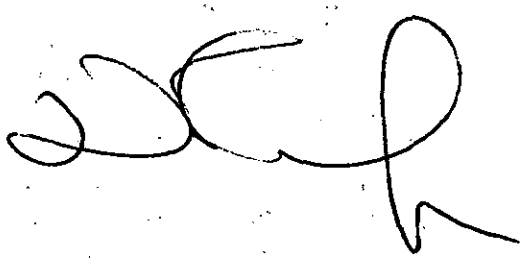
Gardeners Green pretend farm.

My reasons for opposing any further development has to be judged with regard to all the conditions surrounding my house. The commercial use of the pretend farm the other side of me is equally if not more noisy than Birchin Inhams farm. The commercial steam cleaner, coupled with regular peak engine revving and the noise of bargo and the car repairs and wood working the other side has caused me to initially become highly stressed and eventually to become clinically depressed. My wife and I cannot sit out in our garden, day or evening (a previous environment officer told me I should always be at work during the day)
The selling of cars is carried on at the entrance to the barns-I have numerous photos if this is denighed. -Have they permission for this.
We now have the chemical remains of the steam cleaner exhaust on our roof. Could you please tell me if planning or environmental health are responsible for this as I wish to now take legal action if this noise and chemical damage is not stopped forthwith...The council has had more than enough time to protect my private dwelling from this appalling nuisance.

Could you please inform me in writing, the starting and finishing times of the at-at the moment-everyone does just what they want- including starting de nailing outside my bedroom window at 7.45am Sunday.

D and A Edwards

Without Prejudice



PLANNING SERVICES 31610
POL
DC
APP
10 JUL 2000
COPIES TO: ACK:
FILE

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Suzanne McLaughlin
Principal Environmental Health Officer

My Ref: SEM/aky/20000935

Your Ref:

To: Angela Odell
Planning Department

Date: 07 July 2000

PLANNING APPLICATION NO. F/2000/1645
LOCATION: UNIT 1, BIRCHIN INHAMS FARM, HEATHLANDS ROAD, WOKINGHAM

I have no objection to the above proposed development but recommend the following condition be imposed should the application be granted planning permission.

The hours of work shall take place between 0800 and 1800 hours Monday to Fridays between 0900 and 1200 hours on Saturdays and no work shall take place on Sundays or Bank Holidays.

S McLaughlin

Suzanne McLaughlin
Principal Environmental Health Officer
Environmental Protection & Housing

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 09 June 2000

Application Number: F/2000/1645

Proposal: Proposed change of use of agricultural building to B1(c) light industrial use (Retrospective)

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Unit 1 Birchin Inhams Farm, Heathlands Road, , Wokingham.

Applicant:
Bracknell Polishers 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).

Signed: _____ **Print name:** Stephanie Knowles.

03/07/00.

TO

FROM: Angela Odell

DATE: 09 June 2000

01344762283
RECEIVED
13 JUN 2000
W. W. P. C.

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/1645

Proposal: Proposed change of use of agricultural building to B1(c) light industrial use (Retrospective).

Site Address: Unit 1 Birchin Inhams Farm, Heathlands Road, , Wokingham.

Applicant: Bracknell Polishers C/O Andesign.

Your observations are required in respect of this application **by 03/07/2000** .

F/2000/1645 Strongly object. Infringes 'green wedge', agreed rural area, and non conforming industry should resisted, and enforcement action taken if necessary.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
23 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 22/6/...

Clerk To Wokingham Without Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/1645

Proposal:
Proposed change of use of agricultural building to B1(c) light industrial use (Retrospective)

Location:
Unit 1 Birchin Inhams Farm, Heathlands Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

09 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 JUN 2000	Map No. ~~160~~ 92 Site 0:24
Officer: AO / Application No. F/2000/1645.	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDING TO B1(C) LIGHT INDUSTRIAL USE (RETROSPECTIVE)

Location: UNIT 1 BIRCHIN IN HATTS FARM, HEATHLANDS RD

Parish: WOK W'OUT Ward: Wok. W'out. 9.6.2000

Applicant: BRACKNELL POULTERERS

Fee Received 190-00 Required ..... Additional ..... Refund .....

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

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 9.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

..... Brickwood, Willows, The Bungalow, Heathlands Rd .....
.....
.....
.....
.....
.....
.....
.....
.....

1789/b

02.JUN.2000* 1645

CERTIFICATE D

I certify that

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

OR

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

(b) .....

.....

(b) Insert description of steps taken

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

on (d) .....

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed ..... (ANDESIGN)

On behalf of ... BRACKNELL POLISHERS

Date 1/6/2000

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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.

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

OR

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
+ See Note (a) to Certificate A		
R.A COTTRELL	BIRCHIN INHAMS FARM HEATHLANDS ROAD WOKINGHAM BERKS RG40 3AP	1/6/2000

OR

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

(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).

- 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) . . . . . .

① BIRCHIN INHAMS FARM E

ADDRESS GARDENERS GREEN PARISH WOK/WITHOUT

PLOT No. Old Property HEATHLANDS ROAD ORD. SHEET No. SU 8266 (92)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
330/49	Messrs. A.J. Robbins & Sons	Extn to Implement Shed	5.8.49	App. App.
29/53	Mr. R.J. Robbins	Cold Store	10.2.53	App. N/A
PD/340/59	Messrs. A.J. Robbins & Sons	Agricultural Bldg.	7.8.59	App N/A
/307/65	Mr. N.H. Robbins	outline - 1 Det. House on 1 acre site part of farm.	13.4.66	N/A Refuse
2/158/66	Messrs. A.J. Robbins & Sons	vegetable washing, packing storage & implement shed	9.6.66	App. App.
/99/66	"	outline - managers Hse & Bldgs for use with 96 acre Market Gdn.	9.6.66	N/A C/A
/233/66	Mrs J.B. & Mr. R.A. Cotterell	Outline {2 dwellings on land part of farm.	27.10.66	N/A C/A
29/67	"	Detached Farm House	6.7.67	App. C/A
PD/4/68	Messrs. Curtis & Cotterell	Agric. Storage Building	7.12.67	App. N/A
88/69	Administrators of Mr Cotterell (dec'd)	Farm Workers Cottage	27.11.69	App. C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

② BIRCHIN INHAMS FARM E

ADDRESS HEATHLANDS ROAD PARISH WOKINGHAM/WITHOUT

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 293	CURTIS AND COTTRELL	Erection of Store	27/2/74	App N/A
BR 813	Mrs Cotterell.	Covered way	29.5.74	App. N/A.
08841	"	Covered Way	11.7.74	N/A C/A
BR 4768	Curtis & Cottrell	Erect Bldg for Packing	28.5.76	App N/A
07229	Mr. R. Cottrell	O/app for farmworkers bung	~~24.11.77~~ 15.12.77	N/A ~~N/A~~ C/A
08446	"	ACCESS POINTS ON EASTHAMPST. RD.	8.6.78	N/A C/A
08689	" "	Ag. workers bung.	31.8.78	N/A C/A
BR 8837	"	"	24.7.78	App N/A
BR 11456	CURTIS & COTTRELL	AGR. PORTAL FRAME BLDG.	1.8.79	App N/A
B(2A)R81	"	PORCH		
BR 21874	"	EXTENSION & GARAGE	27.7.84	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(3) BIRCHIN INHAMS FARM

ADDRESS HEATHLANDS ROAD PARISH WOK/WITHOUT

PLOT No. GARDENERS GREEN ORD. SHEET No. SU.8266 92

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~BR 21874~~	~~CURTIS & COTTRELL~~	~~EXT. & GARAGE~~	~~27.1.84~~	~~APP~~
20792	S.E. BERKS RADIO FLYING CLUB	USE OF PART FOR FLYING	9.2.84	N/A 28.2.85 TP
		MODEL AIRCRAFT		
20660	MR. R. COTTRELL	S/ST. EXTENSIONS	9.2.84	N/A C/A
22728	S.E. BERKS RADIO FLYING CLUB	RENEWAL 20792	9.1.85	N/A 28.2.90 TP
BRA 1523	MR & MRS EDWARDS	NEW BATHROOM AT THE	2.10.86	APP
		OLD FARMHOUSE		
27197/8	MR. R. COTTRELL	MOBILE HOME & S/L	19-2-87	28-2-92 TP
33316	I. HOTTEN	STABLES ETC. FOR USE OF	11.5.89	C/A
		LAND FOR GRAZING MOBILES		
34706	S.E. BERKS. RADIO FLYING CLUB	FARMLAND TO FLYING AIRCRAFT	14.12.89	31.12.94
35687	KINGSTAR PRINTERS UNIT 1	FARM BLDG TO PRINTERS WORKSHOP	6-6-90	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS SEC. 53 DEF. - STATIONING OF ART. VEHICLE - 6.3.86

DRAINAGE BARJO FOLDING KENNELS ~~FARM BLDG TO~~

091074 37093 & PET ACCESSORIES UNIT 1 WORKSHOP B1(c) RETRO 20.2.91 C/A

ADDRESS BIRCHIN INHAMS FARM PARISH WOK/WITHOUT

PLOT No. HEATHLANDS ROAD ORD. SHEET No. SU.8266 92

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
8569		CONSERVATORY	21.11.91	C/A
2A 10962	R.A. COTTRELL	PART GARAGE & STORE TO RES.	4.11.91	APP
38751	BARJO FOLDING KENNELS UNIT 1	RENEWAL TEMP. CONSENT	9.1.92	31.1.97
5965	R.A. COTTERELL	RENEWAL 27197	19.3.92 15.3.92	30.9.9[illegible]
0275	ARENA MECHANICAL HANDLING	RETRO - UNITS 2 & 3	30.11.92	C/A
		C/O/USE REDUNDANT		
		FARM BUILDINGS		
13690	S.E. BERKS. RADIO FLYING CLUB	RENEWAL 34706	5.1.95	ISS 31.12.99 TP 5YR
7/66044/Z	R.A. Cottrell UNITS	2 & 4 C of Use Ag		
		Bldg to B1	22.12.95	C/A
68266/V	BARJO Units 2 & 4	VAR. COND. 3 ON	20.11.98	C/A
		66044 (TIME)		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(5) 1933 BIRCHIN INHAMS FARM GARDENERS GREEN

ADDRESS HEATHLANDS ROAD PARISH

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0402	S.E.BERKS FLYING CLUB	Use of LAND FOR FLYING MODEL AIRCRAFT	3.3.00	APP

MINISTRY DECISION

SPECIAL ORDERS

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

02.JUN.2000* 1645

1.	APPLICANT'S NAME	BRACKNELL POLISHERS
	ADDRESS	UNIT 1. BIRCHIN INHAMS FARM
		HEATHLANDS ROAD, WOKINGHAM, BERKS
	POST CODE	RG40 3AP PHONE
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 REDUNDANT AGRICULTURAL BUILDING (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	TENNANT
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/S/635 & O.S. SHEET

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	X	REDEVELOPMENT		
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION		

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

OUTLINE PERMISSION		See question 10	
FULL PERMISSION			
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	X	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.	REDUNDANT 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	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.	£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 BRACKNELL POLISHERS DATE 1/6/2000

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

.1769c .

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				132
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 AGRICULTURAL		132		
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	EXISTING CAR	PARK
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.

METAL POLISHING
USING LIGHT MACHINERY

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

BRACKNELL POLISHERS
ON SITE

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

Existing Staff	Transferred Staff	New Staff	Total
			4

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

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

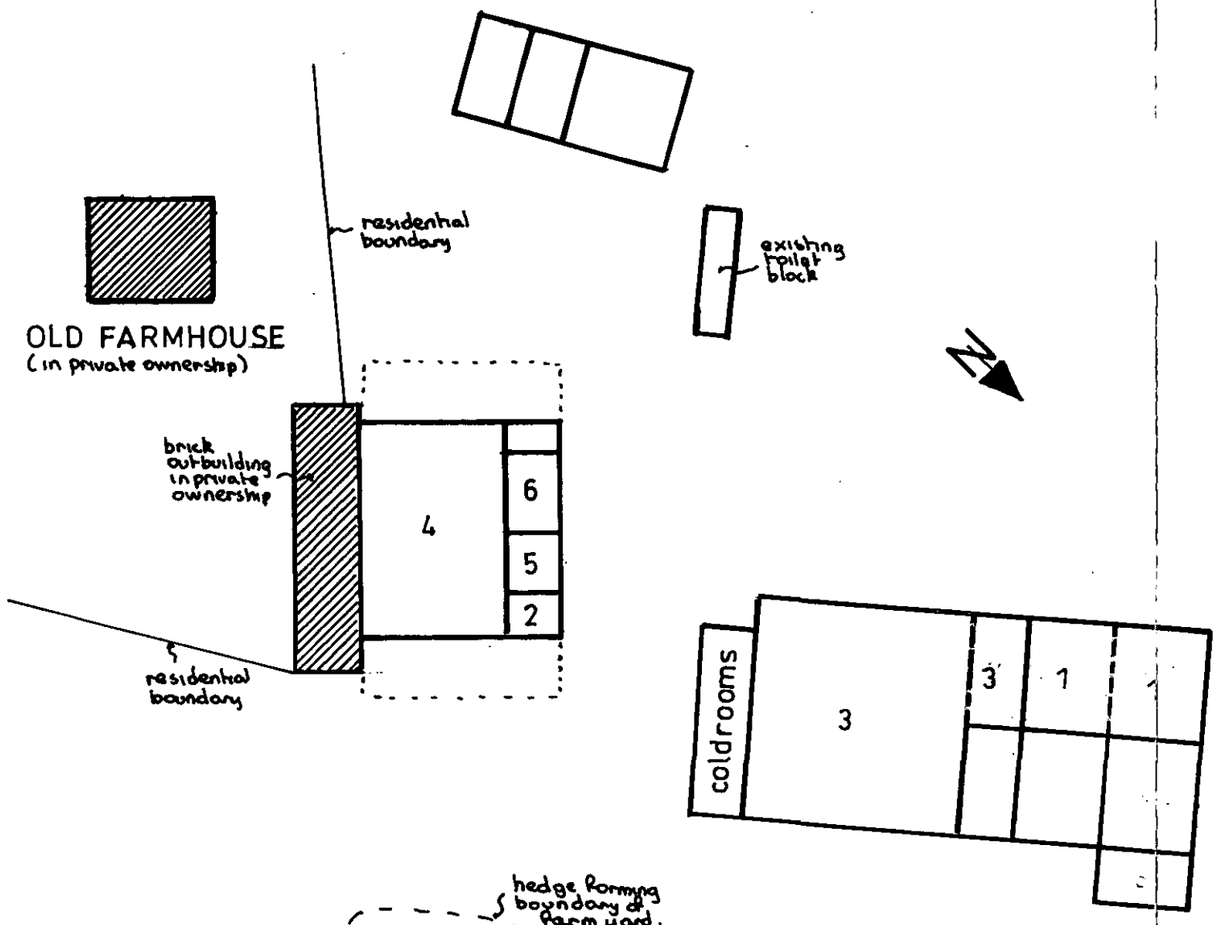
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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



site plan 1:500

PROPOSED CHANGE OF USE OF REDUNDANT FARM BUILDINGS UNITS 1, 3, BIRCHIN INHAMS FARM, WOKINGHAM

Drawing Nº AH/S/635 Date MAY 2000

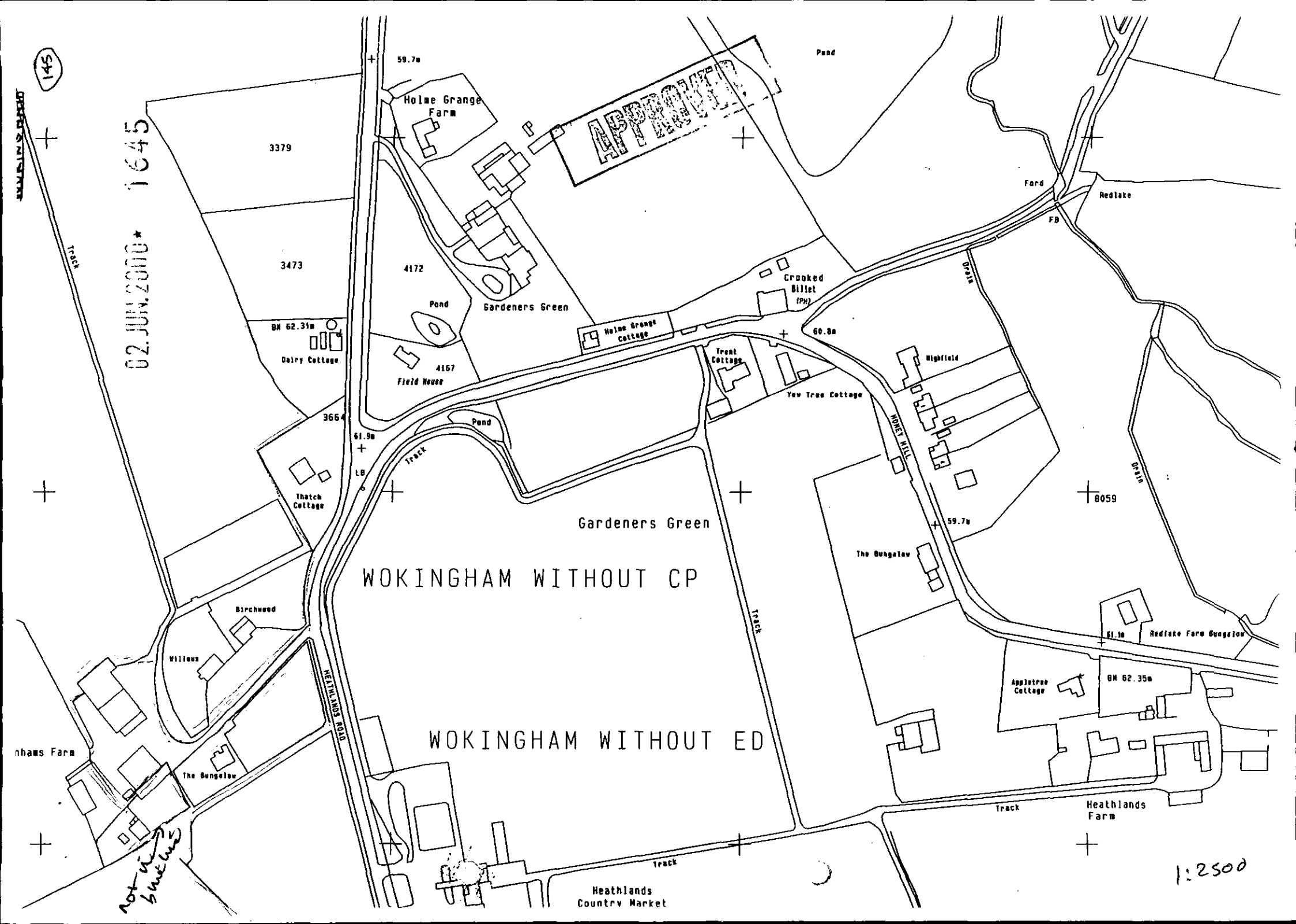
Client R.A.COTTRELL Drawn ANDESIGN

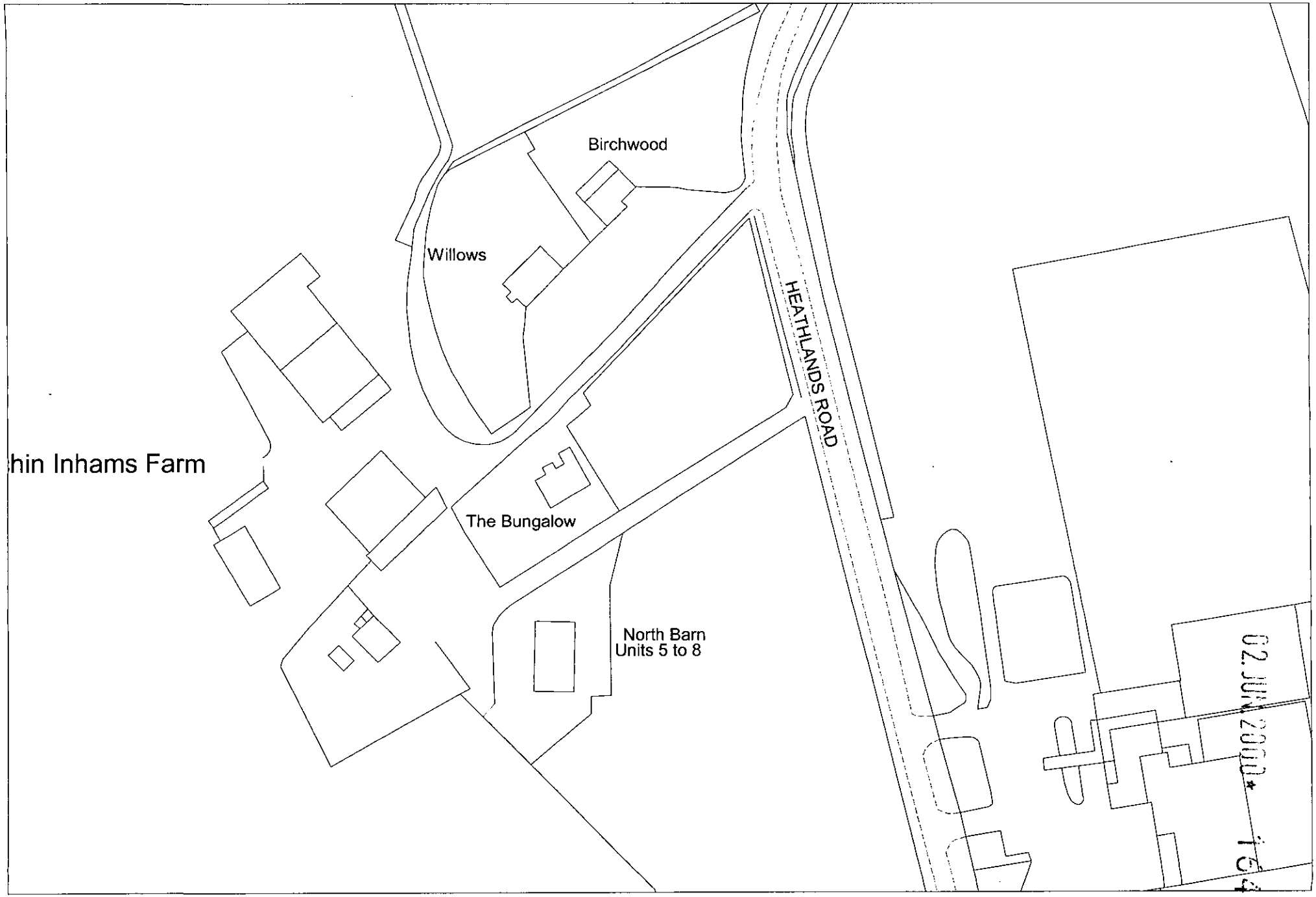
02.JUN.2000* 1645

SCHEDULE		
UNIT Nº	COMPANY	AREA m²
1	bracknell polishers	132
2	barjo	16
3	sandhurst marquees	357
4	barjo	216
5		
6		

APPROVED

for location plan see ordnance survey sheet


145
02.JUN.2000 1645
APPROVED
59.7m
Holme Grange Farm
Pond
3379
3473
4172
Pond
Gardeners Green
BM 62.31m
Dairy Cottage
4167
Field House
3664
61.9m
LB
Track
Thatch Cottage
Holme Grange Cottage
Crooked Billet (PH)
60.8m
Trent Cottage
Yew Tree Cottage
Highfield
Ford
Redlake
FB
Drain
HONEY HILL
8059
59.7m
The Bungalow
Gardeners Green
WOKINGHAM WITHOUT CP
WOKINGHAM WITHOUT ED
Birchwood
Willows
HEATHLANDS ROAD
nhams Farm
The Bungalow
Redlake Farm Bungalow
Appletree Cottage
BM 62.35m
Heathlands Farm
Heathlands Country Market
not in brief
1:2500



hin Inhams Farm

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Development Control Section, Environmental Services, Wokingham District Council.

6 June 2000

Scale: 1 : 1250