APPLICATION NO:

CON/2001/3502

LOCATION:
Oakwood Waterloo Road, Wokingham.

APPLICANT:
Psilogic Ltd Locks Barn

PROPOSAL:
Consultation from Bracknell Forest BC on application for change of use of agricultural land & buildings to Christian youth activity centre, new access and retention of stables.

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

APPLICATION WILL HAVE EXPIRED ON:
09/04/2001

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 4 April, 2001
My ref: CON/2001/3502
Your ref:01/00160/FUL/CONS

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

Mr Ken Lusted
Bracknell Forest Borough Council
Time Square
Market Street
Bracknell
Berkshire
RG12 1JD

Dear Mr Lusted

RE: PROPOSED CHANGE OF USE OF AGRICULTURAL LAND AT OAKWOOD FARM, WATERLOO ROAD, TO CHRISTIAN YOUTH ACTIVITY CENTRE

I refer to your letter of 7th March 2001 regarding the above matter.

It is considered that the proposed change of use of the land at Oakwood Farm to a youth activity centre, and the re-use of the existing buildings on site, would have no direct impact upon the district of Wokingham. Wokingham District Council therefore, do not wish to object to this application.

However, Wokingham Without Parish Council have raised concerns about the application, as the proposal is contrary to the policies for resisting development in this area. They also raise the issue that change of use from agricultural land could lead to further re-classification tending toward built up development. They also raised concerns about the generation of extra traffic.

Cllr Pauline Helliar Symons (Member for Wokingham Without) has commented on the application, and has raised no objection.

I hope this information is of assistance to you.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Elaine C.

File on 2001/3502

PRIEST AVENUE
RESIDENTS' ASSOCIATION

4 Osterley Close
Wokingham
RG40 2LY

Wokingham District Council
Planning Department
Shute End
Wokingham

27 March 2001

Dear Sirs

I am writing on behalf of the Priest Avenue Residents' Association after a resident approached me regarding a circular he had received.

Three weeks ago I telephoned your Council's Planning Department regarding a Planning and Transportation circular issued by Bracknell Forest Council of a proposed development at Oakwood Farm, Waterloo Road, Wokingham, reference number 01/00160/FUL/WL1, dealt with by Ken Lusted (01344 351128) of B.F.C.

Can you please inform us if you have had correspondence from Mr Lusted regarding the above, and if W.D.C. will be opposing the application ?

Yours faithfully

L. P. Skinner

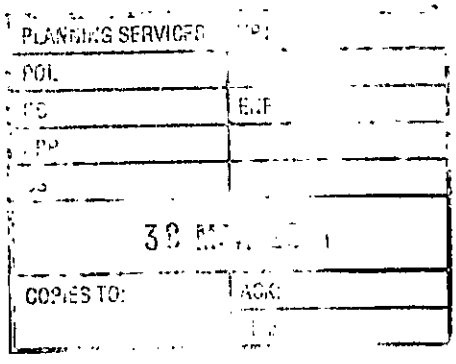
L P Skinner
Chairman

Con/2000/2723 (00/01045/FUL/CONT)

~~OBJECTION~~ RAISED

Con/2001/3502 EC dealing

PLANNING SERVICES
POL
ENF
30 MAR 2001
COPIES TO:
ACK:



Phone: (0118) 974 6428

Date: 3 April, 2001

Your Ref:

My Ref: CON/2001/3502

Priest Avenue Residents Association
4 Osterley Close
Wokingham
RG40 2LY

Fao. L P Skinner

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

Dear Sir

RE: CONSULTATION FROM BRACKNELL FOREST BOROUGH COUNCIL - OAKWOOD FARM, WATERLOO ROAD.

Thank you for your letter regarding the above.

We received a consultation from Bracknell Forest Borough Council on 12th March, 2001 and have allocated it reference number CON/2001/3502.

We have not yet responded to the application but will be doing in the next few days, if you want further information the case officer dealing with this matter is Elaine Connor and she can be contacted on (0118) 974 6451.

For your information I enclose copies of the comments we have received from Wokingham Without Parish Council and Pauline Helliar-Symons, the Wokingham District Councillor for this area.

Yours faithfully

Mr I Jordan
Principal Information & Support Officer

Wokingham Without Parish Council Consultation Sheet

Officer	Elaine Connor
No	CON 2001 3502
Proposal	change of use of agricultural land and buildings to Christian youth activity centre, new access and retention of stables.
Site	Oakwood, Waterloo Road, Wokingham.

Committee's Comments

Council opposed. Application against its policy of resisting all development in the area. Change from agricultural use could lead to further re-classification tending toward built up development. In any case proposed use would generate extra traffic.

21

COPIES TO: ACK:

Signed :
Clerk to Wokingham Without Parish Council

20 March 2001

CON/2001/3502

Wokingham District Council
Member's Room
P.O. Box No. 150
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WQ

PLANNING	41260
POL	TLS
DC ~~AD~~ EC	EMF
APP	
CS	
16 MAR 2001	
COPIES TO:	ACK:
	FILE:

17, Eagle Close,
Crowthorne,
Berks.
RG45 6TP

11.3.01

Mrs. Angela O'Dell,
Planning Department,
Wokingham District Council.

Dear Angela.

I am writing with regard to an application which has recently been submitted to Bracknell Forest District Council, concerning the property **OAKWOOD FARM, WATERLOO ROAD**, which abuts onto my ward. The Bracknell planning application number which has been allocated to it is: **0100160/FUL.**

I have spoken at some length to the applicant, who actually lives within my ward.

It is for a change of use from existing unused farm buildings to use for young people, largely during the summer months, for supervised recreation. It will not be done for any profit, and so is not business use, but is a scheme being proposed by the Kings' Church in Wokingham. As far as I can see, there will be no additional building, merely renovation, and so there will thus be no encroachment into green gap; it is intended that the buildings will be surrounded by trees and not visible from the road. It is set inside several acres of ground, so will have no detrimental noise or visual impact on the surroundings. Although not a planning issue, there is also the fact that children in this particular area are much in need of somewhere to spend their recreational time.

I understand that Bracknell have invited our comments, and so I should like to let you know that I am fully supportive of this plan, and if you are minded to respond to Bracknell, should be grateful if you would indicate no objection from my point of view.

With many thanks

Pauline Helliar-Symons

Pauline Helliar-Symons

(Councillor for Wokingham Without).

CC. Angus Ross, Perry Lewis.

Dear Elaine

Ref. application no: CON/2001/3502
– in consultation with Bracknell Forest B.C.

I enclose a copy of the letter which I sent to Angela O'Dell, before I realized you were dealing with this one, in case she hasn't yet passed it on to you.

Yours sincerely

Pauline Hellier-Symons
(D.C for Wokingham Without).

WOKINGHAM DISTRICT COUNCIL
Shute End, Wokingham
Berkshire, RG11 1BN
Tel: (01734) 786833

With Compliments

17, Eagle Close,
Crowthorne,
Berks.
RG45 6TP

11.3.01

Wokingham District Council
Member's Room
P.O. Box No. 150
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WQ

~~Mrs. Angela O'Dell,~~ Elaine Connor.
Planning Department,
Wokingham District Council.

Dear Angela.

I am writing with regard to an application which has recently been submitted to Bracknell Forest District Council, concerning the property **OAKWOOD FARM, WATERLOO ROAD**, which abuts onto my ward. The Bracknell planning application number which has been allocated to it is: **0100160/FUL.**

I have spoken at some length to the applicant, who actually lives within my ward.

It is for a change of use from existing unused farm buildings to use for young people, largely during the summer months, for supervised recreation. It will not be done for any profit, and so is not business use, but is a scheme being proposed by the Kings' Church in Wokingham. As far as I can see, there will be no additional building, merely renovation, and so there will thus be no encroachment into green gap; it is intended that the buildings will be surrounded by trees and not visible from the road. It is set inside several acres of ground, so will have no detrimental noise or visual impact on the surroundings. Although not a planning issue, there is also the fact that children in this particular area are much in need of somewhere to spend their recreational time.

I understand that Bracknell have invited our comments, and so I should like to let you know that I am fully supportive of this plan, and if you are minded to respond to Bracknell, should be grateful if you would indicate no objection from my point of view.

With many thanks

Pauline Helliar-Symons

Pauline

(Councillor for Wokingham Without).

CC. Angus Ross, Perry Lewis.

41432

EC

COPIES TO:

FILE:

Tel: (0118) 974 6451

Date: 14 March, 2001

Your ref:

My ref: CON/2001/3502

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

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 No: CON/2001/3502

Applicant: Psilogic Ltd Locks Barn.

Proposal: Consultation from Bracknell Forest BC on application for change of use of agricultural of land & buildings to Christian youth activity centre, new access and retention of stables..

Site Address: Oakwood, Waterloo Road, , Wokingham.

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Elaine Connor on (0118) 974 6451.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 MAR 2001
Officer: EC	Application No. CON/2001/3502

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

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

Description:
(CON) Consultation from Bracknell Forest BC agricultural land & building on application for change of use to Christian Youth activity centre, new access and retention of stables.

Location: Oakwood Farm Waterloo Road

Parish: Wokingham Without Ward: Hillar Symons ✓
Ross / Lewis ✓

Applicant: PS Logic Ltd

Fee Received ✓ 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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish WOR w/out ✓ : .....
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:

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

Planning & Transportation

Director of Planning & Transportation : George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer : Mike Holmes BSc (Econ) DipTP MRTPI

This matter is being dealt with by: Ken Lusted 01344 351128

7th March 2001

Our Ref: 01/00160/FUL/CONS

Wokingham District Council
Planning Department
PO Box 15
Shute End
Wokingham
Berkshire
RG11 1WR

CH - Consultation.

PLANNING SERVICES | HPT 40963
POL | TLS
DC | ENF
APP
CS
12 MAR 2001
COPIES TO: | FILE:

BRACKNELL FOREST BOROUGH COUNCIL

Time Square
Market Street
Bracknell
Berkshire
RG12 1JD
☎ 01344 424642
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
www.bracknell-forest.gov.uk

Dear Sir/Madam

DESCRIPTION: Change of use from agricultural use to Christian youth activity centre, including use of site for camping and recreation, conversion of existing buildings to provide ancillary recreation, kitchen, shower, toilet and storage facilities, new
access to Waterloo Road, and retention of stables for accommodating horses.

LOCATION: Oakwood Farm Waterloo Road Wokingham

REFERENCE: 01/00160/FUL

CASE OFFICER: Ken Lusted 01344 351128

Town and Country Planning Act 1990

Please find enclosed a copy of the above planning application.

I shall be grateful if you would consider the proposal and advise me of any relevant views you may have. Any comments should be expressed in writing and received within 21 days of the date of this letter.

Please do not hesitate to contact the Case Officer, Ken Lusted, on direct line 01344 351128, should you have any queries on this matter.

Yours faithfully

For Borough Planning Officer

Enc.

Psilogic Ltd.

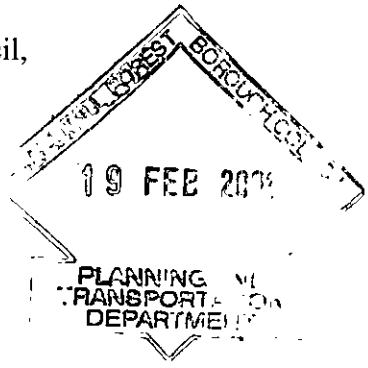
CON/2001/3502

Lock's Barn, Waterloo Road,
Wokingham, Berkshire,
RG40 3BY.

ADVANCED COMPUTING SOLUTIONS

Telephone: (0118) 989 2100
Fax: (0118) 989 2110

Mr. K. Lusted
Planning Department,
Bracknell Forest Borough Council,
Easthampstead House,
Town Square,
BRACKNELL,
Berkshire.



CONSULTATION COPY
00160

19th February 2001

Dear Mr. Lusted,

Re: Oakwood Farm

I would confirm the following clarifications to the planning application:

(1) The application refers to the entire 11 acre site. Camping would only take place in the top 6 acre field (the old piggery). The lower 5 acre field would be used for recreation or grazing.

(2) The stables may be used for our own horses or for DIY livery. However the use at present is uncertain.

(3) The buildings designated as stores would be for storage purposes associated with camping.

(4) The camping requirements would be associated with youth groups. In general these are of a size of 20 – 50 youths aged between 9 – 18 years predominantly at weekends. However I would anticipate the occasional summer camp where a number of youth groups get together.

(5) I would like the facilities to be available during the weekdays to the young people of the church that I attend. If this were used I would anticipate the youth club to involve 20 – 40 young people between the ages of 9 – 18 years probably for two evenings a week. In general I would expect a 6:1 ratio of young people to adults

If you need any further clarification, please do not hesitate to contact me.

Yours sincerely,

A. R. G. PUDNER

Registered in England, Number 2423887
Registered Office: Locks Barn, Waterloo Road, Wokingham, Berkshire. RG40 3BY

Certificate No. 95-LON-AQ-069

CON/2001/3502

Time Square,
Market Street,
Bracknell,
Berkshire. RG12 1JD
Tel: (01344) 424642
Fax: (01344) 351104
DX 33611

Planning Application

Application for permission to carry out development
Town and Country Planning Acts

Mike Holmes BSc (Econ) DipTP MRTPI Borough Planning Officer

BRACKNELL FOREST BOROUGH COUNCIL

- Please answer all questions in block letters
- If a question is not applicable, answer N/A.
- Please submit SIX copies of forms and plans to the address above.
- Applicants Notes are available to assist completion of this form.

Part 1

1	Applicants Name	PSILOGIC LTD 00160	
	Address	LOCKS BARN CONSULTATION COPY WATERLOO ROAD WOKINGHAM	
	Post Code	RG40 3BY	Phone: 0118 989 2100
2	If the applicant has an agent, all correspondence will be sent to the agent. Agents Name		
	Address		
	Post Code		Phone:
3	On the plans show the site outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE. (see note 4). Site Location/ Address	OAKWOOD FARM WATERLOO ROAD WOKINGHAM	
4	Description of Proposal: Give brief details and state for what purpose this site and any buildings will be used.	CHRISTIAN YOUTH ACTIVITY CENTRE. USE OF SITE FOR CAMPING & RECREATION	
5	Give the area in hectares or part of a hectare. (see note 2).	Area of site	4.45 HECTARES
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 this application or provide a schedule.	Plans/Drawing	6 COPIES OF DRAWING & LOCATION PLAN

BRACKNELL FOREST BOROUGH COUNCIL
19 FEB 2001
PLANNING AND TRANSPORTATION DEPARTMENT

8	Does the application involve any of the following? Tick the relevant boxes.	Change of use	✓	Redevelopment	
		Erection of a new building		Alteration/Extension	
				Demolition	

9	What type of application is this? (see note 2). Tick one box only.			
	Outline permission (see question 10 overleaf)		State relevant outline permission number. Also complete Q.10	
	Full permission	✓		
	Approval of details/reserved matters		State period required	
	Temporary permission			
	Variation of conditions		State relevant application no. and Condition no.(s) to be varied	

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 the application?	External appearance / Means of access / Landscaping	Siting / Design
11	What is the existing use of the land and/or buildings(s)? eg. 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 existing trees on the site?	Yes/No	If yes, please show positions, spread and species on the plans indicating which, if any, are intended to be felled. SEE PLANS
14	State external materials to be used (if known)		—
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.		FENCES (POST & RAIL) / HEDGES . 4 FT HIGH.
16	How will surface water be disposed of?		DITCHES
17	How will foul sewage be disposed of? Please indicate line of existing or proposed on the plans.	To existing system Yes/No	If no, please give details: SEPTIC TANK / BIOLOGICAL PLANT
18	What are access arrangements? Give details of pedestrian and vehicular access.	As existing	EXISTING CLOSED
		As proposed	ON DRAWING
19	Has provision be made for the disabled? (see note 8).		YES

20 If this proposal involves residential development or the loss of residential units, complete the following table. (see note 5).

	Number of dwellings			Number of habitable rooms		
	Proposed	To be retained	To be lost	Proposed	To be retained	To be lost
House						
Bungalow						
Flat/ Maisonette						
Other						

21	Does the proposal involve any non-residential building or use?	Yes/No	If yes, complete part 2 of the form
22	State the fee enclosed with this application.	£ 190	N.B. A separate fees schedule must be completed and enclosed with this application form.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings.

Signed: ..... on behalf of: PSILOGIC LTD Date: 19/2/01

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 and all new work is clearly distinguished on the plans (see note 4). Every application must be accompanied by the appropriate certificate and fee.

CONSULTATION COPY

Part 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in block letters. If the answer is not applicable, write N/A in the space provided. Space is provided overleaf for any additional information. Applicants Notes are available to assist completion of this form.

23 State the gross floor space (by external measurement) of all buildings to which this application refers (metric units only).

Use class (as defined in the use classes order)		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	N/A			00160
A2	Financial & Professional services	N/A		CONSULTATION COPY	
A3	Food & Drink	N/A			
B1(a)	Office (other than A2)	N/A			
B1(b)	Research & Development	N/A			
B1(c)	Light industrial	N/A			
B2	General Industrial	N/A			
B8	Storage or distribution	N/A			
C1	Hotels & Hostels	N/A			
C2	Residential Institutions	N/A			
D1	Non-Residential Institutions	N/A			
D2	Assembly & Leisure				270 m²
Other	Please Specify		AGRICULTURAL 270 m²		
Other	Please Specify	N/A			
Total		N/A			

24 If C1 or C2 use is proposed, please state number of bed spaces.

—

25 What provision is being made for parking, loading and unloading on site?
(show location on the plans and distinguish between parking for operational needs and other purposes).

PARKING AREA SHOWN ON PLANS.

26 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.

N/A

27 Who will occupy the premises?
a) Give the name and current operating address of the proposed occupier.
b) Will these premises be vacated?

N/A

28 If known, how many people are likely to be employed on site after completion of the development?

Existing staff	Transferred staff	New staff	Total
		1	

29 Does the proposal involve the use or storage of hazardous substances? If so, state this material, the quantity and method of storage. A separate consent may be required. (see note 6).

~~Yes~~/No

30 What is the nature, volume and proposed means of disposal of any trade effluents, waste or refuse?

N/A

31	Is the proposal related to an existing or recent planning application on or near the site?	~~Yes~~/No	If yes, please explain the relationship.
32	What is the estimated vehicular traffic flow to/from the site during a normal working day?		NOT KNOWN.

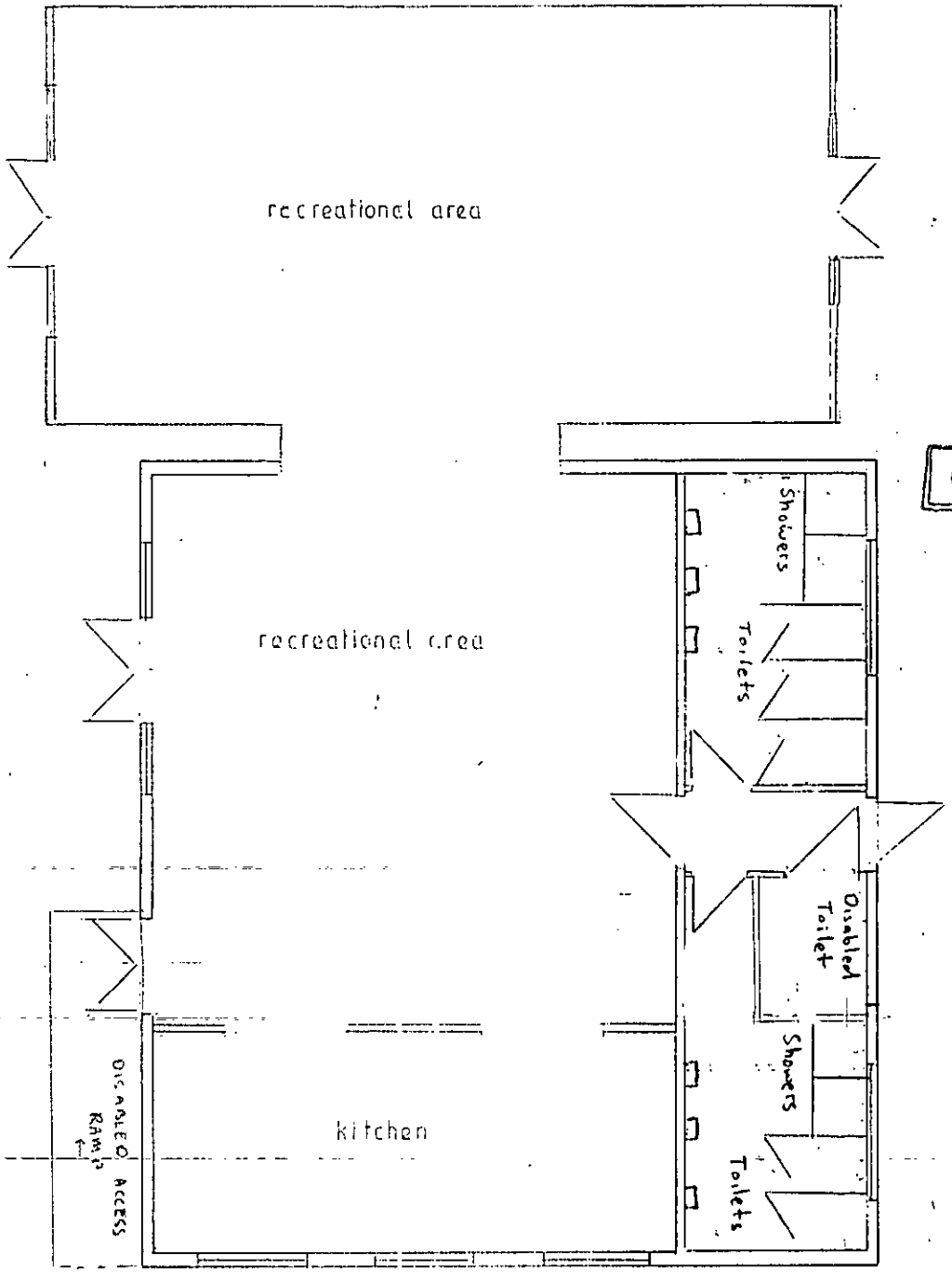
Additional Information:

00160

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 and may be used by the Council only for purposes registered under the Data Protection Act.

CON/2001/3502



00160

CONSULTATION COPY

BRACKNELL FOREST BOROUGH COUNCIL
19 FEB 2001
PLANNING AND TRANSPORTATION DEPARTMENT

MAIN BUILDING

Scale 1:100

OAKWOOD
WATERLOO ROAD
WOKINGHAM

1:2500

CON|2001|3502

TITLE NUM

H.M. LAND REGISTRY

BK23

ORDNANCE SURVEY PLAN REFERENCE SU 8367

00160

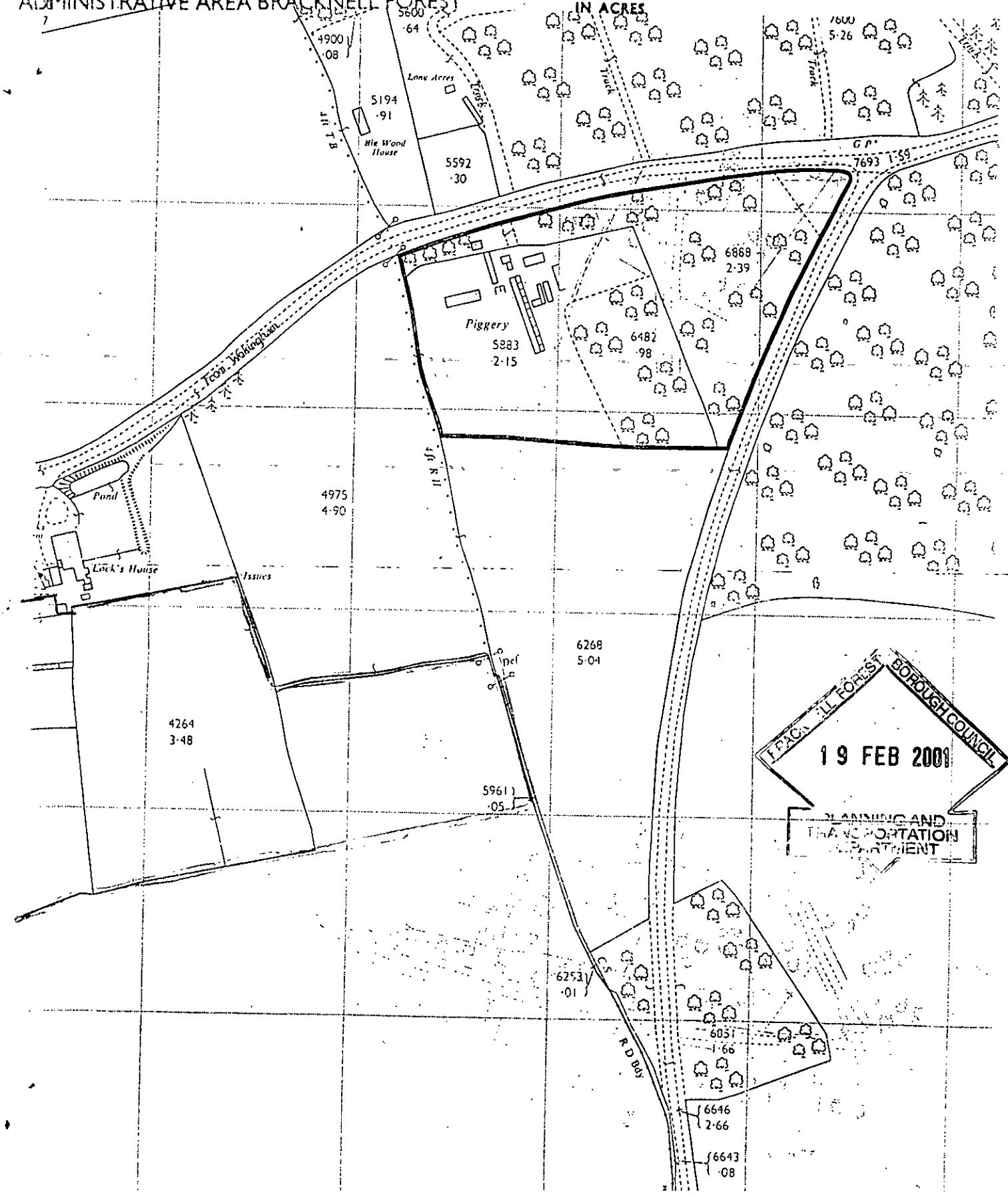
CONSULTATION COPY

COUNTY ~~BERKSHIRE~~ ~~DISTRICT~~ ~~BRACKNELL~~

© Crov

ADMINISTRATIVE AREA BRACKNELL FOREST

NOTE: AREAS ON THIS PLAN ARE EXPRESSED IN ACRES



TRACK ILL FOREST BOROUGH COUNCIL
19 FEB 2001
PLANNING AND TRANSPORTATION DEPARTMENT