APPLICATION NO:

AG/2001/3472

LOCATION:

Fleet Hill Farm Fleet Lane, Finchampstead Wokingham.

APPLICANT:

Mrs G Newman Fleethill Farm

PROPOSAL:

Application for prior agricultural determination on the erection of an agricultural structure.

EARLIEST DATE FOR DECISION: **29/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/04/2001

CASE OFFICER: **Elaine Connor**

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 4 April, 2001
My ref: AG/2001/3472
Your ref:

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

Mrs G Newman
Fleet Hill Farm
Fleet Lane
Finchampstead
Berkshire
RG40 4RP

Dear Mrs Newman

RE: PROPOSED ERCETION OF AGRICULTURAL BUILDING AT FLEET HILL FARM, FLEET LANE, FINCHAMPSTEAD
AG/2001/3472

I refer to your notification for the erection of an agricultural building at Fleet Hill Farm, Fleet Hill, Finchampstead.

I am writing to inform you that the Local Planning Authority does not require prior approval for this scheme.

I hope this information is of assistance to you.

Yours sincerely

JOHN MITCHELL
Development Control Manager

WORK SHEET FOR : Elaine Connor

Application Number : AG/2001/3472

Applicant : Mrs G Newman Fleethill Farm.

Location : Fleet Hill Farm, Fleet Lane, Finchampstead, Wokingham.

Proposal : Application for prior agricultural determination on the erection of an agricultural structure.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/03/2001

Earliest Date for Decision : 29/03/2001

Latest Consultation Date/Site Notice Expiry Date : 29/03/2001

This application will have expired on: 05/04/2001. 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 :

Planning Issues :

PD ?

* AREA OF AGRI. UNIT = 71·25.
* BUILDING PROP. = 418m²
* No agri buildings within last 2yrs.

∴ building can be considered under Agri PD.

Application Number: AG/2001/3472

Appraisal :

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

Application Number AG/2001/3472
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Fleet Hill Farm Fleet Lane Finchampstead Wokingham.

APPLICATION NUMBER: AG/2001/3472

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

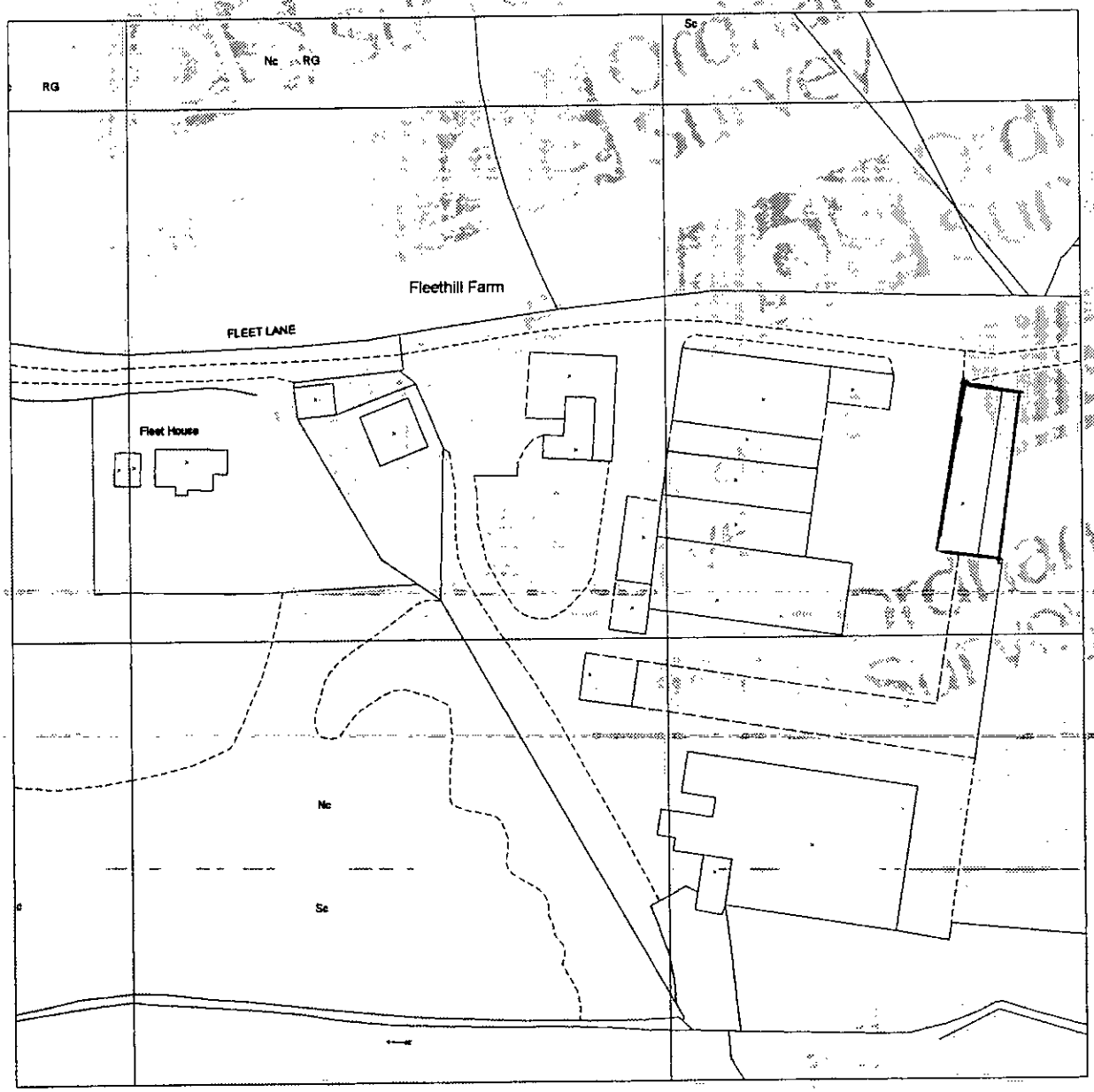
OTHERS

Ordnance Survey

AG/2001/3472

Siteplan™

1:1250 Scale



20 0 20 40 60 80

Metres

FLEET HILL FARM, FLEET LANE
FINCHAMPSTEAD
WOKINGHAM
RG40 4RP

Centre coordinates : 478077mE 162516mN

National Grid sheet reference at centre of this Siteplan: SU7862NW.

Supplied by : Blackwell's Reading
Serial Number : 2750

Produced 22 Feb 2001 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2001.

Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

Reproduction in whole or in part is prohibited without prior permission of Ordnance Survey.

Ordnance Survey and the OS symbol are registered trade marks and Siteplan a trade mark of Ordnance Survey, the national mapping agency of Great Britain.

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

KALAMAZOO 10378923.v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	+
Bench Mark	
Triangulation Station	△
Pylon/Flare Stack/ Lighting Tower	⊠
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Mem'l.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/

COPY

Tel. **(0118) 974 6451**

Date: 08 March 2001

Your Ref:

My Ref: **Elaine Connor - AG/2001/3472**

Mrs G Newman
Fleethill Farm
Fleet Lane
Finchampstead
Berks
RGT40 4R

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/Madam

Application Number: AG/2001/3472

Site Address: Fleet Hill Farm, Fleet Lane, Finchampstead, Wokingham.

Proposal: Application for prior agricultural determination on the erection of an agricultural structure..

Thank you for the above application, which has now been accepted along with the sum of £35 in fees.

If by the **05/04/2001** we have not notified you of our decision and you have not agreed with us in writing to extend the determination period you are entitled to commence with work applied for.

If you have any queries concerning your application contact your case officer, **Elaine Connor,** on **(0118) 974 6451** quoting reference number **AG/2001/3472.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

FROM: Elaine Connor

DATE: 08 March 2001

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: AG/2001/3472

Proposal: Application for prior agricultural determination on the erection of an agricultural structure..

Site Address: Fleet Hill Farm, Fleet Lane, Finchampstead, Wokingham.

Applicant: Mrs G Newman Fleethill Farm.

Your observations are required in respect of this application **by 29/03/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S.C. DATE: 30-3-01

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 MAR 2001	
Officer: EC	Application No. AG 2001 3472

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

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

Description:
(AG) APPLICATION FOR PRIOR AGRICULTURAL DETERMINATION ON PROPOSED AGRICULTURAL STRUCTURE

Location: FLEETHILL FARM FLEET LANE

Parish: FINCHAMPSTEAD Ward: Cllr Long & Cllr Cockroft.

Applicant: MRS G NEWMAN

Fee (10) Received 35-00 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 : ..... 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 : .....
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:

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

ADDRESS Fleet Hill Farm PARISH Fingal

PLOT No. Fleet Farm ORD. SHEET No. 121

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
737/71	MR. G. GRAY	COVERED PIG YARD	5.8.71	APP APP
BR 3845	"	ALT. TO DUTCH BARN	1.12.75	APP
30456	"	HOUSE & GRANNY ANNEXE	12.5.88	C/A
BRA 5515	"	"	17.8.88	APP
BRA 6129	"	"	24.10.88	APP
31179	"	HOUSE & GRANNY ANNEXE	9.8.88	R
31940	"	DET. HOUSE	24.11.88	C/A
34496	"	"	23.10.89	R
BRA 7485	"	DBLE GARAGE	3.10.89	APP
35039	"	"	29.1.90	C/A
37691	W/DR			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, SCHEDULE 2, PARTS 6 & 7

Office use only	
Ref:	AG\2001\3472
Date rec:	8-3-01
Date ackn:	8-3-01
28 day deadline:	

Determination form

Please detach and read the Notes for Guidance before completing this form.

Do not start work until:
- the authority have notified you in writing that prior approval is not required; or
- you have received approval from the authority; or
- at least 28 days have elapsed from the date your form was received by the authority, and they have not notified you that prior approval is or is not required.

1. The site

i. Name and address of person(s) submitting this form.

MRS GINA NEWMAN
FLEETHILL FARM FLEET LANE FINCHAMPSTEAD
NR WOKINGHAM BERKSHIRE RG40 4RP

Telephone

01189 328433

ii. Name and address of farm and occupier (if different from i. above)

SAME

Telephone

iii. What is the area of the agricultural unit? Agricultural unit means agricultural land which is occupied as a unit for the purposes of agriculture

71.25 hectares

iv. What is the area of the parcel of land where the development is to be located? (see note 3)

- [x] 1 hectare or more
- [ ] less than 1 hectare but at least 0.4 hectare
- [ ] less than 0.4 hectare

v. What is the Ordnance Survey grid reference of the proposed development? E 147805 N 162554

vi. Does the proposed development affect an ancient monument, archaeological site, listed building; or is it within a site of special scientific interest or a local nature reserve? N Y or N

If Yes, please provide details

2. The proposed building (please enclose a site plan and indicate whether a new building, extension or alteration is involved)

i. Type of building: AGRICULTURAL SELF SUPPORTING STRUCTURE

ii. Dimensions

length: 30480 metres (418 m²)

breadth: 13716 metres

height to eaves: 5485 metres

height to ridge: 6096 metres

iii. Walls

materials: NONE

external colour: ✓

iv. Roof

materials: REINFORCED NATURAL GREY FIBRE CEMENT (P6)

external colour: GREY

v. Has an agricultural building been constructed on this unit within the last two years? ☒ Y or N N

If Yes,

what is its overall ground area? [ ] square metres

what is its distance from the proposed new building? [REPLACE OLD WITH NE] metres

3. The proposed road (please enclose a site plan and indicate if a new road or alteration is involved)

i. Dimensions

length [ ] metres

width [ ] metres

ii. Surface materials

materials [ ]

colour [ ]

4. The proposed excavation/deposit of waste material from the farm (please enclose a site plan)

i. What is the area of the proposed works? [ ] hectares

ii. Please provide details of the works

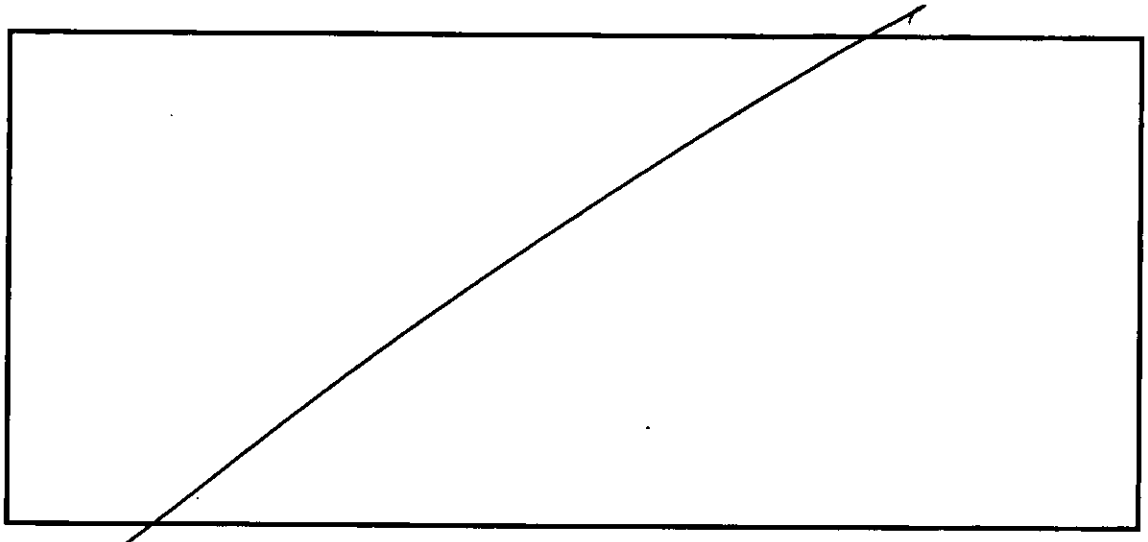
[ ]

iii. Have previous excavations or waste deposits been carried out? (see note 7) [ ] Y or N

If Yes, please give the area of the previous works [ ] hectares

5. THE PROPOSED FISH TANK (CAGE) (PLEASE ENCLOSE A SITE PLAN)

i) PLEASE PROVIDE DETAILS, INCLUDING DIMENSIONS, MATERIALS AND APPEARANCE.



6. **FEE**

PLEASE ENSURE THAT YOU HAVE INCLUDED YOUR FEE OF £35.00 IF DEVELOPMENT FALLS WITHIN SECTIONS 2 OR 3 OF THIS FORM.

7. **SIGNATURE**

SIGNED _____

NAME (block capitals) GINA NEWMAN

DATE 06/03/01