APPLICATION NO:

F/2000/2785

LOCATION:

Loddon Court Farm Beech Hill Road, Spencers Wood Reading.

APPLICANT:

Mrs Crocker C/O Colin Dawson And Associates

PROPOSAL:

Proposed single storey extension to day nursery.

EARLIEST DATE FOR DECISION: **14/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 03/01/2001

CASE OFFICER: **Elaine Connor**

APPROVED

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Crocker
C/O Colin Dawson And Associates
1 Malvern Way
TWYFORD
Berkshire
RG10 9PY

Application Number: F/2000/2785

Parish: **SWALLOWFIELD**

Location: **Loddon Court Farm, Beech Hill Road, Spencers Wood, Reading**

Proposal: **Proposed single storey extension to day nursery.**

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. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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 OS1
Loddon Area Local Plan Policies LTV2, LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WCC1, WRE4

John Mitchell
Development Control Manager
Date: 15/12/2000

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.

Received by Wokingham District Council

Application No: F/2000/2785

Proposal:
Proposed single storey extension to day nursery.

Location:
Loddon Court Farm, Beech Hill Road, Spencers Wood, 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. 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/12/2000. 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

20 November 2000

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	2785 EC
BUILDING CONTROL NUMBER	FP2001/1608 Allen.
~~APPLICANT~~/AGENT	Colin Dawson.
ADDRESS OF SITE	Farm View Day Nursery Lodden Court Farm. Beech Hill Road SWALLOWFIELD
DESCRIPTION OF PROPOSED WORK	S/S rear ext to nursery school

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 563-01A	D 563-01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/12/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	28/2/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/2785

Applicant : Mrs Crocker C/O Colin Dawson And Associates.

Location : Loddon Court Farm, Beech Hill Road, Spencers Wood, Reading.

Proposal : Proposed single storey extension to day nursery.

Site Notice Displayed ? :	YES	NO	DATE
	✓		1·12·00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/11/2000

Earliest Date for Decision : 14/12/2000

Latest Consultation Date/Site Notice Expiry Date : 14/12/2000

This application will have expired on: 03/01/2001. 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 :

ENV. HEALTH : No objection.

HIGHWAYS : No objection

Planning Issues : RURAL AREA.

* PRINCIPLE OF EXTENDING.
* IMPACT UPON CHAR. OF AREA.

Application Number: F/2000/2785

Appraisal :

Farm View Day Nursery is a detached converted farm house located within Loddon Court Farm, off Beech Hill Road in Shinfield. Permission to change the use of the farm house to a day nursery was granted on 14th May 1999. Condition no.02 of this consent (99/69401/F) stipulates that not more than 38 children shall attend the day nursery.

The current application proposes a single storey front extension to create an additional nursery classroom.

Principle of Development:

Farm View Day Nursery is located within Loddon Court Farm, in an area designated as rural in the local development plan. Extensions in such areas should be minor in scale and should not materially alter the character of the area. The proposed extension is approximately 63m^2, with a ridge height of approx. 3.2m. The extension would project approximately 5.2m forward of the front of the existing building and would be the width of the existing building. Given that the property has not been extended before, and the proposed extension is less than 50% of the original floor area it is considered that the principle of extending the property is acceptable.

Impact Upon the Character of the Area:

Farm View Day Nursery lies adjacent to the access road into Loddon Court Farm. Currently a 1.8m high close boarded fence encloses the site and from the access road views of the ground floor part of the property are restricted. It is therefore considered that given the single storey nature of the proposed extension and the location and height of the front boundary fence that the proposed development will not have a negative impact upon the character of the area.

Highways:

The agent for this application has confirmed that although the extension will cater for increased numbers at the day nursery, this number will not exceed 38, as per condition no.02 of the original planning consent granting change of use of the building (99/69401/F). Due to social services requirements the nursery have not yet been able to cater for the number of children permitted (38). On the basis that this number will not increase, the Highways Department have raised no objection to this application.

Recommendation : Approval: ☑ **Refusal:** ☐

Application Number F/2000/2785
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014.	

RECORD OF SITE VISIT

SITE ADDRESS: Loddon Court Farm
Beech Hill Road Spencers Wood
Reading.

APPLICATION NUMBER: F/2000/2785

OFFICER: Elaine Connor

DATE OF SITE VISIT: 1·12·00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
rural area
- sporadic development
- caravan site

3. DESCRIPTION OF SITE/BUILDING
2st. detached farm house converted to Nursery
yard to rear to form car parking area
several outbuildings to rear of site

4. RELATIONSHIP TO ADJOINING PROPERTIES
N/A.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6451

Date: 15|12|00

My ref: F/2000/2785

CONFIDENTIAL

Councillor D Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

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/2000/2785
Loddon Court Farm, Beech Hill Road, Spencers Wood, Reading.
Proposed single storey extension to day nursery.

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 **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 27|12|00.

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/2785**
Loddon Court Farm, Beech Hill Road, Spencers Wood, Reading.
Proposed single storey extension to day nursery.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Beatty

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

Spoke to Colin Dawson on 11th Dec. 2000 regarding no. of children.

Mr. Dawson has confirmed that although the application will result in more children, the number will not exceed 38 as per the condition of the orginal app. (02 of 99/6940 1/f).

There have only been 15 children in attendance since C.O.U was given, due to Social Service requirements.

Elaine Connor.

11/12/00

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

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

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

PLANNING STAFF
DC
APP
GS
13 DEC 2000
COPIES TO:
ACK:
FILE:

13 December 2000

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2000/2785
Location: Loddon Court Farm, Beech Hill Road, Spencers Wood, Swallowfield Parish
Proposal: Proposed single storey extension to day nursery
Case Officer: Elaine Connor

The Parish Council considers that this extension is entirely in keeping with the existing building, and will not detract from the visual aspect of the area.

The Parish Council therefore has no objection to this proposal.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

13.Dec. 2000 11:14 SWALLOWFIELD PARISH COUNCIL No.0923 P. 14/14
SWALLOWFIELD P C

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

13 December 2000

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2000/2785
Location: Loddon Court Farm, Beech Hill Road, Spencers Wood, Swallowfield Parish
Proposal: Proposed single storey extension to day nursery
Case Officer: Elaine Connor

The Parish Council considers that this extension is entirely in keeping with the existing building, and will not detract from the visual aspect of the area.

The Parish Council therefore has no objection to this proposal.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 20 November 2000

Application Number: F/2000/2785

Proposal: Proposed single storey extension to day nursery.

Parish: SWALLOWFIELD PARISH

Site Address:
Loddon Court Farm, Beech Hill Road, Spencers Wood, Reading.

Applicant:
Mrs Crocker C/O Colin Dawson And Associates.

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

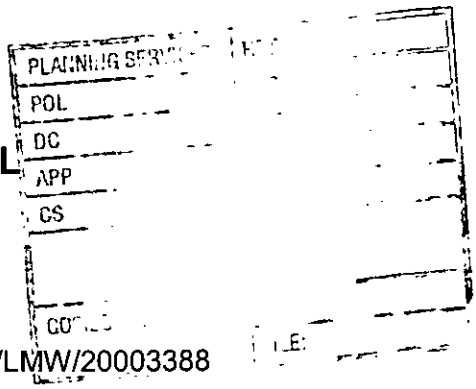
✓ below as applicable;

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.

Signed: _____ **Print name:** Adam Coggins

15/12/00



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Leanne Parlour
Environmental Health

My Ref: LMP/LMW/20003388

To: Elaine Connor
Planning

Your Ref: F/2000/2785

Date. December 7, 2000

PROPOSED: SINGLE STOREY EXTENSION TO DAY NURSERY

LOCATION: FARM VIEW DAY NURSERY, THE LANE, OFF BEECH HILL ROAD, SHINFIELD

These proposals have been evaluated and I have no environmental health objections to the application.

LEANNE PARLOUR
TECHNICAL OFFICER
(ENVIRONMENTAL PROTECTION AND HOUSING)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 NOV 2000	
Officer: EC	Application No. F/2000/2785

Map No. 94 **Site** 019
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED SINGLE STOREY EXTENSION TO DAY NURSERY

Location: FARM VIEW DAY NURSERY, LODDON COURT FARM, BEECH HILL ROAD SWALLOWFIELD.

Parish: ~~SHINFIELD~~ Ward: Swallowfield

Applicant: MRS CROCKER

Fee Received 95-00 Required 190-00 Additional 95-00 Refund .....
requested 17/11

Enforcement Section (6) to be notified ☐ tick if required
To follow

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	Is there to be a new septic tank? (See location Plan) if so need to consult Environmental Health.	tank already there.	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 20.11.2000 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 (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:

no pre-app .....

.....

.....

NEIGHBOURS:

..... SIN + LODDON COURT FARM } .....

..... LODDON HSE } Beech Hill Rd .....

..... OAK VIEW HSE .....

.....

.....

..... 3x — one at each access rd junction + 1 outside site .....

..... (See map.) .....

.....

.....

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.

(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).

2785

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

Agricultural Holdings Certificate

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

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.

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

Signed . . . . . .

On behalf of . . Mrs A Crocker . . . . . .

Date . . 7th November 2000 . . . . . .

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

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: **(0118) 9343322** *Fax:* **(0118)**

The Director of Planning & Transportation
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

CC.NOV.2000 2785

Ref: CED/BK/563
Tuesday, 07 November 2000

Dear Sir

RE; LODDON COURT FARM

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

08.NOV.[illegible] 2785

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mrs A Crocker
C/O Development Land and Planning Consultants Ltd
Ritz Plaza House 10 Denton Road
Wokingham
Berkshire
RG40 2DX

Application No : 99/69401/F

Parish : SWALLOWFIELD PARISH

Proposal : PROPOSED CHANGE OF USE OF FARMHOUSE TO DAY NURSERY (D1) FOR UP TO 38 CHILDREN

Location : Loddon Court Farm Beech Hill Road Swallowfield

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
Not more than 38 children shall attend the day nursery hereby approved.

03
The staff accommodation bed sitting room shall be retained as residential accommodation only and shall not be used for day nursery purposes.

04
The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

05
The building shall not be occupied as a day nursery until the associated space has been laid out within the site in accordance with the approved layout drawing number D444-01 for 14 cars to be parked and for vehicles to turn and manoeuvre.

06
The nursery 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.

07
The use of the building (the subject of this application) shall be limited to use as a day nursery and residential accommodation only and shall not be used for any other use within Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987.

REASON(S) :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02
In the interests of the character of the area and residential amenity.

03
To retain the district's stock of residential accommodation.

04
Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

05
In the interests of highway safety and convenience.

06
In the interests of highway safety and convenience.

07
In the interests of the character of the area and residential amenity.

Date 14 May 1999

C.E. Kinmer

Development Control Manager

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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

LODDON COURT FARM / LODDON HOUSE / OAK VIEW HOUSE

& LODDON COURT

① ADDRESS OFF BEECH HILL ROAD PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No. SU 7065 SU 7165 (9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
864/56	Mr Morgan	O/L Bungalows	10. 7. 56	N/A Ref
1025/57	"	Agric Building	10. 12. 57	App PD
SS 58	"	Cow shed		
PD 46/59	"	Agric Building		
PD 281/57	"	Dutch Barn	17. 6. 71	App PD
164/72	"	Farm implement Store	17. 2. 72	App App
SK 3243	"	Dutch Barn	14. 8. 75	App N/A
05764	"	O/L 2 dwellings on site (demolition 3 old cottages)	26. 10. 78	N/A CA
13609	" in garden	1 caravan	3. 7. 80	N/A TP 31. 7.
13610	"	" site licence	3. 7. 80	N/A TP 31. 7.
13611	"	15 touring caravans on part of farmland	3. 7 80	N/A CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

LODDON COURT FARM HOUSE / LODDON HOUSE / OAK VIEW HOUSE

② ADDRESS BEECH HILL ROAD PARISH SWALLOW FIELD

PLOT No. ORD. SHEET No. SU 706 & SU 716 & (10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13609	D. Mr Morgan.	Siting caravan in garden of	3. 7. 80	N/A TP 31. 7.
13610	"	Site licence for the above	3. 7. 80	N/A TP 31. 7.
15883 X	Mr D.W. Coates	Detached garage	2. 7 81	N/A CA
BR 17256	" "	" " "	10. 8 81.	App NA
16450 X	MR. J. GIDDINGS	SITE LIC. FOR CARAVAN	22-10-81	N/A 31. 10. 81 TP
16455	"	HOUSE & GARAGE	22-10-81	N/A CA
16456	"	MOBILE HOME DWELLING CARAVAN	22-10-81	N/A 31. 10. 81 TP
16471	MR. C. MEAKIN	BUNGALOW, GARAGE, CARAVAN	22-10-81	N/A REF
BR 17690	J. GIDDINGS	HOUSE	19-11-81	APP N/A

98/68672/F

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Site licence 13610 expires 31. 7. 85.

DRAINAGE

091074

③ LODDON COURT FARM

ADDRESS BEECH HILL ROAD PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No. 9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16538	MR. C MEAKIN	SITE LICENCE	WITHDRAWN	
16765	"	HOUSE & GARAGE & CARAVAN	14.1.82	C/AUTP3
BR 19054	"	"	29.7.82	APP. N/
B(2A) 281/66B	D. & A. MORGAN	SHEEPSHED	3.11.82	
20428, 9	"	(i) TOURING CARAVAN SITE (ii) RECREATION AREA	17.11.83	N/A CA
20430	"	CARAVAN ON PERMANENT BASIS	17.11.83	N/A CA
24212	"	DUTCH-BARN WITH 2 LEAN-TO ANIMAL SHELTERS	12.9.85	N/A CA
28949	"	TOILET BLOCK	27.11.87	CA
31871 } SEE			21.12.88	CA
BRA 6067 } OAK VIEW	MR. & MRS W. ALLENN	KITCHEN EXTENSION	20.10.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 36948 N/P

091074 34651 OAK VIEW BRA 8098 } " GARAGE 15.11.89 20.10.89 APP CA

④ 1933 Loddon Court Farm

ADDRESS Beech Hill Road PARISH

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/1999/0265	Vodafone Ltd	18m slimline lattice mast, antenna equip. cabin	17.05.00	CA

MINISTRY DECISION

SPECIAL ORDERS

(1) LODDON COURT FARM
CARAVAN PARK

ADDRESS BEECH HILL ROAD PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No. SU 7065 SU 7165. 94

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
420/49	Mr C G Dunn The Caravan	Caravan	11 10 49	N/A TP 30 9 50
423/49	Mr Gregory The Haven	"	11 10 49	N/A TP 30 9 50
428/49	" Parker	"	11 10 49	N/A TP 30 9 50
598/49	Mr Clark	use of site for caravan	10 11 50	N/A TP 31 12 50
*615/52	" "	"	14 10 52	N/A N/A
476/53	Mr Bower	Increase caravan from		
		14-25	7 8 53	N/A TP 30 6 56
C/36/55	Weller & Co	Increase caravans		
		from 25 to 30	8 11 55	N/A TP 31 12 56
C/51/56	Weller & Co	30 caravans	12 6 56	N/A TP 30 6 59
K 103/59	D M Morgan	30 Caravans	2 9 60	N/A TP 30 6 60
*151/50	Sq Ld Wedcott	caravan	9 5 50	N/A TP 31 3 51

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - F/FL/S + S/SL/R - Conserv. Mr. D. Syrad - 2/11/98

DRAINAGE

091074

(2) LODDON COURT FARM
CARAVAN PARK

ADDRESS BEECH HILL ROAD PARISH SWALLOWFIELD.

PLOT No. ORD. SHEET No. SU 7065 SU 7165. (94)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
K 77/60	D M Morgan	33 Caravans	21·6·60	30-6-61 TP
K136/60	" "	33 "	24·5·61	C/A
K56/61		29 add	24·5·62	C/A
P[illegible]083/61		alleration to form wash		
		house etc.		
PD325/62	"	Lavatory block		
1324/71	"	Extend caravan park		
		on land between Loddon	30. 12. 71.	N/A Ref
		Court Farm & existing		
		Caravan park for further		
		38 caravans		
01024	Mrs G M Strong	Playgroup	8. 8 74	N/A CP

DATE OF COMPLETION

MINISTRY DECISION 1324/71 Allpeal dismissed 4·5·73

SPECIAL ORDERS

DRAINAGE

091074

LODDON COURT FARM.
(3) CARAVAN PARK.

ADDRESS BEECH HILL ROAD PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No. SU 7065 (94 SU 7165.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05340.	Mr. Morgan	Ext of 35 caravan pk	28. 10. 76	N/A Ref.
06579	"	" 39 " "	25. 8. 77	N/A Ref
23699	"	RENEWAL S/L. FOR ONE MOBILE HOME AS OFFICE & DWELLING FOR MANAGEMENT	20.6.85	C/A
20428/9	" (i)	TOURING CARAVAN SITE	17.11.83	C/A
	(ii)	RECREATION AREA		
28969				
34271	5	W/DR.		
H2708	N. WEBB 14	PORCH	29.6.94	C/A
99/69401/F	Mrs. A. Crocker	C. of U. Farmhouse to Day Nursery (D1) for up to 38 children	14.5.99	C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS CLU(E) 112 - Siting of Caravans & Units CLU(E) 114 - Res. caravan Park, 15/7/98

DRAINAGE

091074

(4) 1933 LODDON COURT FARM CARAVAN PARK

ADDRESS BEECH HILL ROAD PARISH SWALLOWFIELD

PLOT No ORD. SHEET No. (94)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0597	Mr & Mrs Crocker	C of U from caravan storage to car storage		
F/2000/0599				

MINISTRY DECISION

SPECIAL ORDERS

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY

08 NOV 2005 2785

1.	APPLICANT'S NAME	Mrs A Crocker
	ADDRESS	Cross Lanes Farm, BeechHill Road, Spencers Wood, Reading, Berks
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Colin Dawson & Associates
	ADDRESS	1 Malvern Way, Twyford, Reading, Berks
	POST CODE	RG10 9PY PHONE 0118 9343322
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	Farm View Day Nursey, Loddon Court Farm Beech Hill Road, Spencers Wood, Reading, Berks
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Single storey extension
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.59 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 the application	PLANS/DRAWINGS	D563-01 Plans as proposed

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

CHANGE OF USE	☐	REDEVELOPMENT	☐	
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑	

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

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.
Educational

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? XYES/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? XYES/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.
Painted render to match existing walls with red/orange plain roof tiles to match existing roof. All windows black painted to match existing

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

16. HOW WILL SURFACE WATER BE DISPOSED OF?
Soakaways

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

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
As existing no change feom private drive off Beech Hill Road
AS PROPOSED
No change
Give details of pedestrian and vehicular access

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

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
N/A 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? XYES/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.
£95.00

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

SIGNED [signature] ON BEHALF OF Mrs A Crocker DATE 7th November 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"

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS	174.5		57.75.	
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	174.5		57.75.	

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES
NONE

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	7	none
Proposed	10	none

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.
Nursery education for 2-5 year olds

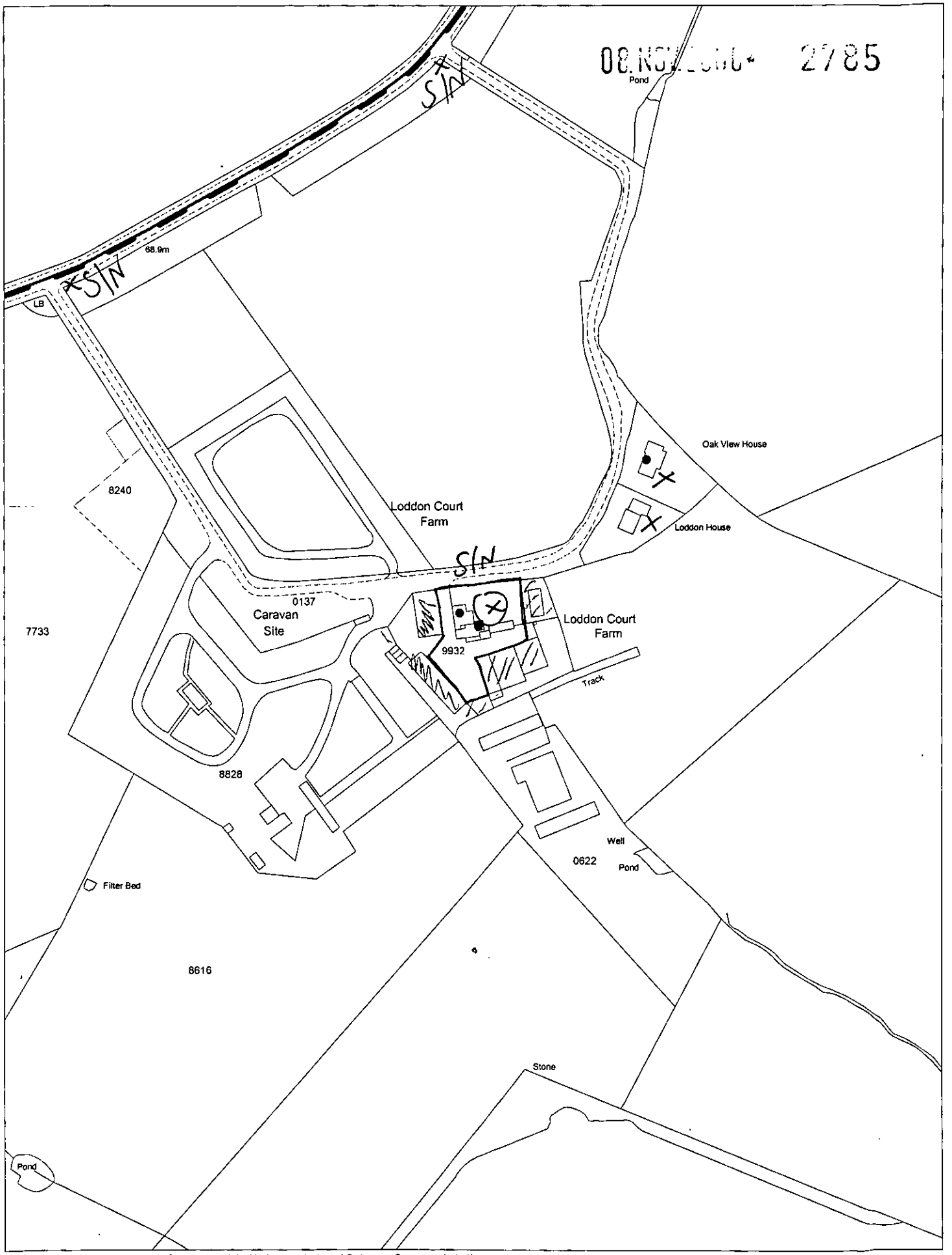
28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
Farm View Day Nursery Limited

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
5		2	7

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".



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Development Control Section, Environmental Services, Wokingham District Council.

13 November 2000 Scale: 1 : 2500

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