(JL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

RMC Aggregates
Planning Dept
RMC House
High Street
Feltham
Middlesex
TW13 4HA

Application Number: VAR/2000/3070

Parish: **WOODLEY**

Location: **Sandford Farm, Mohawk Way, Woodley, Reading.**

Proposal: **Proposed variation to condition 3 of consent 04143 to allow extension of permitted working hours to 7.00 pm Monday to Friday**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The application would result in unacceptable environmental consequences by virtue of nuisance by increased traffic, noise and disturbance. As such the proposal is contrary to policy 7(i) of the Replacement Berkshire Minerals Local Plan.

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:

Replacement Berkshire Minerals Local Plan Policy 7(i).

John Mitchell
Development Control Manager
Date: 03/04/2001

Notice checked by: _____

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

Appeal Decision

Site visit made on 19 September 2001

by Denis F McCoy ARIBA FRTPI DipArch (Oxford)

an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions

The Planning Inspectorate
4/16
Temple Quay House,
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 8927

Date 02 OCT 2001

Appeal: APP/X0360/A/01/1066271
Premises of RMC Readymix Home Counties at Sandford Farm, Mohawk Way, Woodley, Reading, Berkshire RG5 4UER

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Act for the development of land without complying with a condition subject to which a previous planning permission was granted.
- The appeal is made by RMC Readymix Home Counties against Wokingham District Council.
- The application (ref VAR/2000/3070) dated 15 December 2000 was refused by notice dated 3 April 2001.
- The application sought the variation of a condition attached to planning permission ref 304143 dated 3 November 1980.
- The condition is dispute is no 3 which states that: "No works for the construction of the plant nor movement of machinery or vehicles nor operation of the plant shall be carried out (other than with the prior consent of the County Planning Authority) except between the following times: 7 am - 6 pm Monday to Friday and 7 am - 1 pm Saturday. There shall be no working under this approval on Sundays or Bank Holidays".
- The reason given for th condition was: "In the interests of amenity".
- The request for the variation is "So as to allow for an extension of the permitted working hours to 7.00 pm Mondays to Fridays".

Summary of Decision: the appeal is dismissed.

Preliminary Points

1. The company's Concrete Batching Plant is in the country very close to areas of mineral extraction and landfill activities, all subject to the same restricted hours of operation and all accessed from a short cul-de-sac off Mohawk Way which the Council describe as a main residential road. This is part of the network which serves the extensive residential area which now spreads around Woodley and extends close to the appeal site. Lorries leaving the plant are directed by a "left turn only" sign along that part of Mohawk Way which has modern housing only on one side, to a roundabout where the choice is to go towards the nearby M4 or through other parts of the residential area.

7. I appreciate that the Environmental Health Officer advised that the variation sought would not in itself cause a significant increase in noise levels. However she did not recommend approving the application, anticipating it could contribute to cumulative changes which would do so. I share that view. Moreover circumstances change and even a change in ownership of the plant cannot be ruled out. With the best will in the world the appellants cannot foresee all the consequences which could follow the relaxation they seek.

8. It is axiomatic that to vary the condition would authorise more intensive use of the hour in question than at present. Though the Company evidently believe that enforcing an appropriately varied condition need be no more difficult than enforcing the current condition I cannot agree. Indeed I can see no practical way in which "a few occasionally delayed trucks" could be distinguished from significantly more movements than I am told occur at present. Accordingly I do not share the view that the Council's decision was unreasonable.

9. Rather I am in no doubt that to make the subject condition less restrictive would conflict with the aims of the development plan policy noted above. Though I fully understand the problems which the company have, distributing a product with a limited life by road to dispersed locations in today's unpredictable traffic conditions, that does not in my judgement outweigh this conflict. Nor do I consider their difficulties in demonstrating compliance with the terms of their lease does so.

Conclusion

10 For the reasons given above and having regard to all other matters raised I conclude that the appeal should be dismissed.

Formal Decision

11. In exercise of the powers transferred to me I dismiss the appeal.

Infomation

12. A separate note is attached setting out the circumstances in which the validity of this decison may be challenged by making an application to the High Court within six weeks from the date of this decision.

INSPECTOR

WORK SHEET FOR : ~~Nicola Lake~~ John Leggett

Application Number : VAR/2000/3070

Applicant : RMC Aggregates Planning Dept.

Location : Sandford Farm, Mohawk Way, Woodley, Reading.

Proposal : Proposed variation to condition 3 of consent 04143 to allow extension of permitted working hours to 7.00 pm Monday to Friday

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/12/2000

Earliest Date for Decision : 28/01/2001

Latest Consultation Date/Site Notice Expiry Date : 28/01/2001

This application <u>will have expired on</u>: <u>13/02/2001.</u> 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 :

WOODLEY TOWN COUNCIL – NO COMMENT
NEIGHBOUR LETTERS – ALL OBJECTIONS DUE TO NOISE, DUST AND LITTER.

HIGHWAYS – NO COMMENT

ENV'HEALTH – RECOMMENDS REFUSAL DUE TO INCREASING NOISE.

Planning Issues :

IMPACT ON NEIGHBOUR LIVING CONDITIONS

NOISE

OPERATIONAL NEED

Application Number F/2000/3070

Appraisal:

The existing extraction, landfill and batching plant is adjacent to part of the modern housing estate of Woodley. The proposal is for an extension to the time allowed for operations. Although the written application states a request for variation due to vehicle's late entry to the site, the condition that relates to the proposal relates to operations of the entire working area. Therefore the increase beyond the existing permitted time of 6:00pm to 7:00pm in the evening of operations would include all site operations and would be unacceptable due to:

Impact upon living conditions on neighboring dwellings
At present, the haul route and site entrances are opposite the eastern side of the Woodley Housing estate. All works traffic flows through this access and past the perimeter residential properties. Clearly such a large site has an existing impact on this area and specifically, in terms of additional lorry movements to the traffic flows of the area. Impacts to residential properties in proximity to any large-scale engineering operation be they residential or other such sensitive receptors may suffer adverse effects from any operational increase contrary to Berkshire Minerals Local Plan policy 7(i).

Noise
Any operations outside of normal working hours are likely to have a greater noise impact as the overall ambient noise levels decrease. Once normal traffic levels reduce in the evenings the adverse impact of continuing site operations are not only going to have greater impact, but will also reach a greater number of people.

Operations
There has been no demonstrable environmental improvement for this proposal and the proposal does not fundamentally affect the economic structure of the operation.

Recommendation: Refuse planning permission.

Application Number VAR/2000/3070
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			THE APPLICATION WOULD RESULT IN
			UNACCEPTABLE ENVIRONMENTAL CONSEQUENCES
			BY VIRTUE OF NUISANCE BY INCREASED
			TRAFFIC, NOISE AND DISTURBANCE,
			CONTRARY TO POLICY 7(i) OF THE
			REPLACEMENT BERKSHIRE MINERALS LOCAL
			PLAN.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES:

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES: 7(i)

RECORD OF SITE VISIT

SITE ADDRESS: Sandford Farm
Mohawk Way Woodley Reading.

APPLICATION NUMBER:
VAR/2000/3070

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

. SITE BORDERED + ACCOSS PAST MODERN HOUSING ESTATE.

3. DESCRIPTION OF SITE/BUILDING

MINERAL EXTRACTION SITE, PARTIALLY RESTORED BY LANDFILL WITH BATCHING PLANT AND ANCILLARY BUILDINGS.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date:

My ref: VAR/2000/3070

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 Dredge
C/O Councillor Coling Lawley
26 Farriers Close
Woodley
RG5 3DD

Dear Councillor

Application Number: VAR/2000/3070
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed variation to condition 3 of consent 04143 to allow extension of permitted working hours to 7.00 pm Monday to Friday

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 **Nicola Lake** on **(0118) 974 6481**. 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 _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **VAR/2000/3070**
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed variation to condition 3 of consent 04143 to allow extension of permitted working hours to 7.00 pm Monday to Friday

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Dredge

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 6481

Date:

My ref: VAR/2000/3070

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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Signed: _____ Date: _____

Councillor Lennard

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Tel: (0118) 974 6481

Date:

My ref: VAR/2000/3070

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Councillor McCann

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Tel: (0118) 974 6481

Date:

My ref: VAR/2000/3070

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5 Seaford Gardens
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Councillor McCann

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Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Lennard

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

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: John Leggett , Development Control

My Ref: jpe/sandford2

Your Ref: VAR/2000/3070

Date: 20 March 2001

PROPOSAL: VARIATION OF CONSENT 04143 TO ALLOW EXTENSION OF PERMITTED WORKING HOURS TO 7PM MON - FRI

ADDRESS: SANDFORD FARM, MOHAWK WAY, WOODLEY

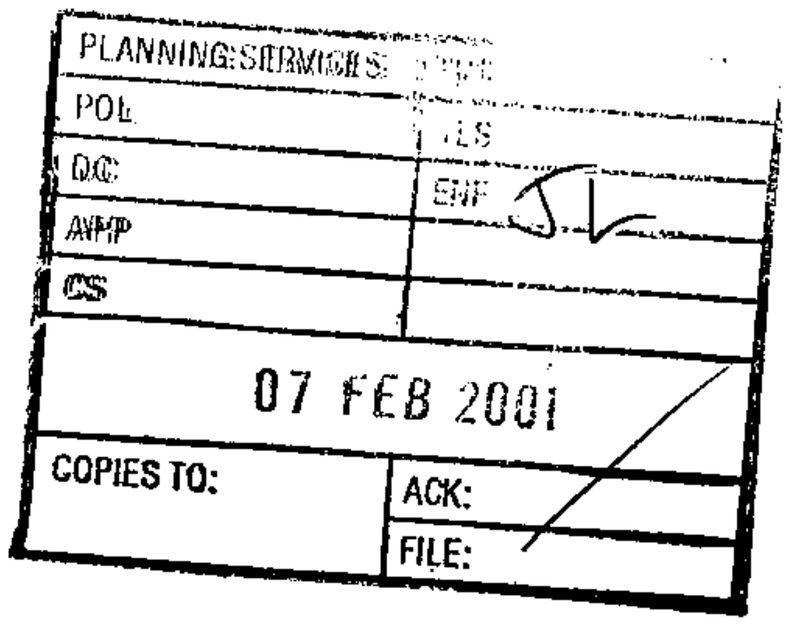
These proposals have been evaluated and I have the following comments:

The extension of hours from 6pm to 7pm Monday to Friday will not in itself cause a significant increase in noise levels but permitting such an extension in hours would contribute to a gradual creeping increase in the noise level in the area.

When assessing the noise impact of any development, predicted noise levels are compared to the existing noise environment, each individual change may not be significant but he cumulative effect of a series of changes can result in a significant increase in the overall noise levels.

The reason for the application seems to be to cater for exceptional circumstances like excessive traffic congestion. I suspect that enforcement action is not likely to be considered in the case of an occasional contravention of the planning condition due to exceptional reasons outside of the control of the site managers. Therefore I would not recommend approval of the application due to the creeping effect it will have on the background noise levels.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.



26 Catalina Close
Woodley
Reading
Berks
RG5 4UG

3rd Feb 2001

To Whom it may Concern,

I am writing to object to the proposed increased operating hours of the Summerleaze/RMC Company lorries working from the Sandford Gravel pit. Every day we have to put up with the noise and pollution caused by these lorries. They trundle past our window causing no end of mess and dirt to our properties. Our cars and houses, are constantly being covered by the muck and dust, they throw up. The roadside is always an eyesore due to the collection of mud that is caused by the lorries and more often than not there is no green grass to be seen, only dirty, mud encrusted grass. Litter is paramount as rubbish constantly falls from lorries and is never collected by anyone.

As anyone of us, who live near this site will tell you, the lorries are very often passing our windows much later than the designated 6pm cut off. We were informed that this site was due to be closed, and now we find that it is not being closed, but in fact that we now may have to put up with even more polluting mess. If the extended hours are passed we can say goodbye to summer evenings, sitting in the garden trying to relax, as the noise from the lorries is horrendous for us living near the entrance/exit of the site.

Since moving to this property we have lived constantly waiting for something else to happen. We have had the promise of the gravel pit being closed, we have had to cancel summer Bar B Q's as there was escaping gas that may explode, we have had the thought of hundreds of houses being built on land that was supposed to be turned back to a greenbelt area, we have had a wood copse completely ravaged in front of our own eyes, even though everyone complained, nothing was done till it was too late. Now this!!

Surely it should be time to close the tip, or even cut back the operating hours, not extend them. As I said earlier the hours they are supposed to have now are obviously flouted, if they are extended any more, the lorries will be going until 10.00 every night. And this has often been the case in the past, when we have been woken by the noise late into the night.

I hope that many people will object to this extension, but as usual it took a neighbour to inform us of this application as we are never informed officially, even thought it does directly affect us. Many people probably don't even know this application exists, so by keeping it quiet, it will be passed much more easily and then it will have a detrimental effect on anyone living near this site.

I find it amazing that we have a local council from which we get no support, and the only time we ever hear anything from them is when they come touting for our vote at election time. Perhaps if they were to support us when it comes to important issues, like the devaluing of our properties due to schemes such as the above, we may feel more like supporting them when the elections happen.

Yours faithfully

M Rixon

L Rixon

PLANNING SERVICES	IIPT 39637
POL	TLS
DC	ENF
APP	
CS	
07 FEB 2001	
COPIES TO:	ACK:
	FILE:

Mr. R. F. Willis.
1, Catalina Close,
Woodley,
Berks RG5 4UG

3 – 2 – 01.

Dear Sir or Madam:

Re. Sandford Gravel Pit.

To open later in the evening would be crazy , adding to the congestion at that hour.
If the pit must be open longer, maybe the morning would be better as most of the traffic would be going the other way.
Also it would stop lorries parking outside waiting for the gates to open and throwing their coke cans and rubbish out of the cab window. **Please see for your self.!**
The sweeper that comes up and down at regular intervals seems to not notice it either.

Yours faithfully.

R. A Willis

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	Obs NL
CS	
16 JA	
COPIES TO:	

25 Constable Close
Woodley
Reading
Berkshire
RG5 4US

9th January 2001.

Dear Sir | madam

Application Number : VAR/2000/3070.

Site Address : Sandford Farm, Mohawk Way.

I write with reference to your letter of 4/1/01, and was appalled to read it's contents.

My family reside in Constable Close and our house backs immediately onto the entrance into Sandford Farm.

Despite copious telephone calls to your offices during the seven years we have lived here, complaining of vehicles entering the premises after hours, I just cannot understand why you are considering extending working hours when existing timetables are being blatantly flaunted.

Having to accept that the lease has been extended beyond the year 2000, I feel the local residents have to put up with enough. What with the noise from the trucks entering the farm, the noise where they queue up well before 7.am, the noise of the trucks parked up directly behind our house with their engines running and the trucks parking up overnight behind our house (which I believe is illegal), I feel we should not be inconvenienced any further.

I have a young family who attend school and need an early bedtime and should you agree to this application, it will definitely affect my children's sleep.

Finally, may I say rather than extending the opening hours, perhaps you could send one of your officers to monitor current opening hours - but you don't consider the residents within your constituency, do you?!

Yours faithfully

Mrs T Drake.

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 29 January 2001 11:50
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: VAR/2000/3070
Correspondent_FullName: Mr A B Lamb
Correspondent_StreetAddress: 3 Beaver Way
Correspondent_Address2: Woodley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG5 4UD
Correspondent_Telephone:
Correspondent_Email:

OBJ

2000/3070

NL

Comments:

I would like to object to this planning variation on the following points:
a) The additional vehicle movements will create an increased danger to existing road users and residents (the stretch of Mohawk Way from the Bader Way Roundabout to Sandford Farm is treated like a race track by both commercial and private vehicles despite a 30mph speed limit,which is rarely observed.)
b) The additional dirt and dust produced by the vehicles leaving Sandford Farm will add to the present inconvenience. It is rare that during the summer we can open any windows at the front of the house as there is so much dust blowing across from Mohawk Way that it affects the health of my daughter(13)who suffers from asthma and covers window ledges and furniture ,and when the road is wet it is like a slurry pit.
Although I live in Beaver Way my house is the second in from Mohawk Way and would be affected by any increase in traffic.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 04 January 2001

Application Number: VAR/2000/3070

Proposal: Proposed variation to condition 3 of consent 04143 to allow extension of permitted working hours to 7.00 pm Monday to Friday

Parish: WOODLEY TOWN

Site Address:
Sandford Farm, Mohawk Way, Woodley, Reading.

Applicant:
RMC Aggregates Planning Dept.

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).

Comments as per app no. 04143.

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

09/01/01

FROM: Nicola Lake

DATE: 04 January 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
CS	ENF
APP	
12 JAN 2001	
COPIES TO:	ACK:
	FILE:

Application Number: VAR/2000/3070

Proposal: Proposed variation to condition 3 of consent 04143 to allow extension of permitted working hours to 7.00 pm Monday to Friday.

Site Address: Sandford Farm, Mohawk Way, Woodley, Reading.

Applicant: RMC Aggregates Planning Dept.

Your observations are required in respect of this application **by 28/01/2001** .

The committee had no comment to make on this application.

SIGNED: _____ DATE: 10.1.01.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 DEC 2000

Officer: NL | Application No. VAR/2000/3076

Map No. 43. Site ...067....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(VAR) PROPOSED VARIATION TO CONDITION 3 OF CONSENT 04143 TO ALLOW EXTENSION OF PERMITTED WORKING HOURS TO 7-00 PM MONDAY TO FRIDAYS.

Location: SANDFORD FARM MOHAWK WAY

Parish: WOODLEY Ward: Cernoch'on 4-1-2001

Applicant: RMC AGGREGATES

Fee Received 95-00 (1) 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	No map	phoned 19/12	✓ 19/12
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 : 4.1.2001 D

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: Rural Area

.....

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No pre-apps.

NEIGHBOURS:

S/N + see map (Pls make sure 11 Mollison Close is included) Mr G.J. Goubeb

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19 DEC 2000* 3070

RMC Aggregates
Planning Department

Direct Line: 01932 583453
Direct Fax: 020 8587 0982
Email: Malcolm.Jepp@rmc.co.uk

Our Ref: MCJ/MD/1542/P1

15th December 2000

RMC Aggregates (UK) Limited
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Britdoc
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Director of Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

18 DEC 2000

Dear Sir

Town and Country Planning Act 1990 (as amended)
Town & County Planning (Applications) Regulations 1988
Ready Mix Concrete Plant Site, Sandford Farm,Woodley

On 20th March 1997 RMC (Transite) Ltd obtained a temporary variation of Condition 1 of planning permission 334886 to enable them to import a limited amount of Limestone and Lytag for use in the production of different strengths of concrete. The number of vehicles used for the importation of these materials was limited by condition to no more than 5 per day.

Notwithstanding this temporary variation expired some years ago RMC Readymix Home Counties Ltd who currently operate the ready mix concrete plant have, due to an oversight, continued to import these materials on the previously authorised basis to this day, as and when required. Since this much regretted omission recently came to light they have been anxious to regularise the situation.

The need to periodically import such materials as Limestone and Lytag, is because occasionally a specification for a particular mix of concrete arises which cannot be satisfied by indigenous materials alone. For example the production of 40N air-entrained concrete is not possible with Thames Valley gravels, and to ensure strength compliance a limited amount of Limestone and Lytag has to be imported for this purpose.

Also sometimes otherwise quite substantial and straight forward contracts for technical reasons require minor constructional variations, such as the requirement for concrete produced with Limestone for infrastructure installations (manhole surrounds), and the inability to accommodate such minor variations in the specification puts the whole contract at risk.

Whenever these variations arise in the normal course of a contract there is simply not the time available to formally apply for a waiver to import because of (a) the short take up period

/continued

Director of Environmental Services

involved in the tendering process and the awarding of contracts, and (b) the time it takes to deal with an application to vary. Hence the reason for this current submission.

We would, however, stress that it is not the applicant Company's intention to stock quantities of imported material at the site on a regular basis, but only when specifications arise which cannot be satisfied by indigenous materials. On such occasions the imported material would be placed into existing aggregate storage bays on the site to a height not exceeding 2.4m.

Total exclusion of imports does not make either practical or commercial sense because without imports no indigenous material is used in the local contract, whereas by importing small quantities of Limestone and Lytag as and when required at least locally won sand is used, and makes the best compromise in terms of the available natural resources. Therefore rather than prolonging the workings they have quite the opposite effect.

Imported materials is in 20 tonne vehicles, and during the 3½ year period this low key activity has continued since the previous permission expired, no adverse effects to the local amenities have resulted so far as the applicant Company is aware.

You will be aware that the existing plant and equipment within the plant site is authorised until the end of 2003, and ideally a permission for the purpose now applied for and for the same period would be desirable. If this is not possible a shorter period permission as may be considered appropriate to the Planning Authority would be equally acceptable to the applicants.

In addition this submission seeks to vary Condition 3 of planning permission No. 304143 dated 3rd November 1980, so as to allow for an extension of the permitted working hours to 7.00pm Mondays to Fridays. This is solely to enable company vehicles delayed either by a late afternoon pour of concrete or by traffic congestion or both, to return to their depot for the evening, and for no other reason whatsoever.

From past experience this activity is low key and has not given any cause for complaint, as in practise no more than one or two vehicles on average would return to the site for overnight parking during this additional hour.

Accordingly RMC Readymix Home Counties Ltd hereby make application under Article 3(3)(b) of the Town & Country Planning (Applications) Regulations 1988, to again formally vary Condition 1 of planning permission 334886 dated 31st July 1990, so as to continue the previously described and permitted limited importing activity and to vary Condition 3 of planning permission No. 304143 as described above. This includes the appropriate Article 7 Certificates, a plan showing in red the boundaries of the ready mix concrete plant within the designated plant site, and a cheque for £190.00 representing the planning fee payable ie. £95.00 for both variations.

Should you require any further information to enable you to favourable consider these requests to vary the aforementioned conditions, please do not hesitate to contact me.

Yours faithfully

M C Jepp
Senior Planning Officer

DEC.2000* 3070

RMC Aggregates

RMC Aggregates (UK) Limited
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Britdoc
DX 32051 Feltham 2

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

CERTIFICATE B

I certify that:

I have given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

	Owner's name	Address at which notice was served	Date on which notice was served
(i)	Summerleaze Ltd	7 Summerleaze Road Maidenhead, Berks SL6 8SP	15th December 2000
(ii)	H A Coff Ltd	c/o Mr H Ellins Messrs Charles Lucas & Marshall Solicitors, 1 Wood Street Old Town, Swindon, Wilts SN1 4AN	15th December 2000
(iii)	Hicks Persimmon Ltd	15 Headley Road Woodley, Reading, Berks RG3 4JB	15th December 2000

AGRICULTURAL HOLDINGS CERTIFICATE

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

Signed: M C Jepp

On behalf of: RMC Readymix Home Counties

Date: 15th December 2000

RMC Aggregates is a division of RMC Group p.l.c.

Registered In London: Number 456540
Registered office: RMC House, Coldharbour Lane, Thorpe, Egham, Surrey TW20 8TD

(5) ADDRESS SANDFORD LANE MOHAWK WAY PARISH WOODLEY

PLOT No. OFF BAGGARS HILL ROAD

BUILDER ORD. SHEET No. SU. 7873 43

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38464	• ~~INVALID~~ SUMMERLEAZE	C/U/USE TO FORESTRY & NATURE CONS. LAKE / RETENTION OF HAUL ROAD	26.3.93	C/A
38475	• SUMMERLEAZE LTD.	VAR. COND. 29 of OH143	24.1.92	17.4.91 11.4.92
		TO ~~EXT~~ EXTS OF MINERAL EXTRACTION	12.2.92	C/A
40390	⊛ "	CANTEEN & TOILET FACILITIES (RAN UNDER 40340)	11.2.93	31.12.2000
41530	• SUMMERLEAZE	RELOC. TOILET/CANTEEN	6.10.93	31.12.2000
*41576	• HARRY COTT FARMHOUSE	TO OFFICE/BARN TO STORAGE	26.11.93	~~REFUSED~~ C/A
*41577	HARRY COTT STABLES	TO BI RETURB	17.11.93	C/A
41818	W/DR FARMHOUSE			
*42184	• SUMMERLEAZE	WEIGHBRIDGE OFFICE & STABLES OFFICE AS MANAGER'S OFFICE/STABLES	22.3.94	31.12.2000
42283	APPEAL HARRY COTT FARMHOUSE	REMOVE COND 1 ON 41577 RETURN OF FARMHOUSE TO NTD OFFICES	13.6.94	Ref
RP94/2398			21.6.94	Ref

DATE OF COMPLETION

MINISTRY DECISION 42283 - APPEAL ALLOWED - 18-8-94

SPECIAL ORDERS * EXPIRY DATE 31.12.2000 OR WITHIN 1 YEAR OF COMPLETION OF WORKS WHICHEVER IS THE EARLIER.

~~DRAINAGE~~

091074 ~~*~~ "EXPIRY DATE" 31.12.2000 OR ON COMPL. OF RESTORATION OF LANDFILL SITE AT WHISTLEY COURT FARM / LEA FARM

1993 (6)

SANDFORD FARM

ADDRESS MOHAWK WAY PARISH WOODLEY

PLOT No.

BUILDER ORD. SHEET No. SU. 4873 (43)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
42910 APPEAL	- HARRY COTT	REMOV. COND. 1 ON 41576	SEE APPEAL	DEC.
		CONT. USE - HOUSE B1 - BARN B8		
42949	RHC.	VAR. COND 1 ON 34886	20.4.97	28.2.85
		PERMITTING MATERIAL USED		
		IN CONCRETE MANUF. OTHER		
		THAN THAT IMPORTED FROM		
		W.C. FARM & LEA FARM		
43926	HARRY COTT	PART C/U/USE of 1ST FLOOR	6.3.95	Ref
		REL TO UNIT 3 - CARETAKERS' BUNGALOW		
		STABLES - RL 41577		
96/64082/0	APPEAL	%L. REQ. OBV. ETC		
96/64496/F	• SUMMERLEAZE	NEW VEH. ACCESS. RELOC. PROC. PLANT ETC	21.7.97	C/A
96/64520/0	HICKS PERSIMMON LTD	%L. REQ. OBV. / REMOVAL OF INFILL / REPLACE WITH INERT MATERIAL	22.1.98	Ref
	APPEAL			

MINISTRY DECISION 42910 - APPEAL ALLOWED - 17.1.8

SPECIAL ORDERS

1933

(7) SANFORD FARM

ADDRESS MOHAWK WAY **PARISH** WOODLEY

PLOT No. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/66152/V	• SUMMERLEAZE	RETENTION GROUND CONVEYOR	11.11.97	31.12.2003
97/66153/V	• "	" NEIGHBRIDGE OFFICE / LAUNDRY MANAGER'S OFFICE	11.11.97	31.12.2003
97/66154/V	• "	" CANTEEN / TOILETS	11.11.97	31.12.2003
97/66155/V	• "	" BRIDGE OVER OLD RIVER LODDON	11.11.97	31.12.2003
97/66156/V	• "	" HAUL ROAD	17.11.97	31.12.2003
97/66157/V	* "	VAR. CONDS 2/3 of 34886	11.11.97	31.12.2003
97/66158/V	* "	" " 1/2/3/23	11.11.97	31.12.2003
~~97/66159/V~~				
97/66159/V				
99/68971/V				
C/41577/07	Harry A. Coff	Details to comply with cond. 07 of Consent 41577 re App. of Landscaping	26.3.99	
99/69524/0				
PP/9978344	Harry A Coff	Refurb + C. of U. of BI Units	12.2.99	REF

MINISTRY DECISION 66158 — RETENTION SALT LAGOONS & NEIGHBRIDGE UNIT

SPECIAL ORDERS * 66157 - CONT. IMPORTATION OF SAND & GRAVEL / RETENTION OF PLANT & EQUIPMENT.

1933

(8) SANDFORD FARM

E

ADDRESS MOHAWK WAY **PARISH** WOODLEY

PLOT No. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
P99/8344/A	Harry A Coff Ltd.	Refurb + C. of U. to BI Units	20.4.99	C/A
99/70325/F	Coff Holdings	C. of U. to offices (renew 41576 + 42283)	5.10.99	C/A
99/70477/F	Coff Holdings Ltd	C. of U B8 barn → BI office + 1st fl. + dormer extension	24.11.99	C/A
2/2000/0415	" " "	Var. cond. 4 (41576) to allow BI use with associated storage	03.05.00	APP
2/2000/0429	" " " stables	Var. cond 3 (41577) to allow unrestricted office use	08.05.00	APP
2000/1229	" "	Con of B8 to BI (Amend 70477	21.06.00	C/A
2000/1442	Summerleaze Ltd	Stationing of mob. home (retrospective)	11.7.00	APP
/2000/0300	S J Atkinson	Conversion of Bldg to B1 use	20.3.00	REF
R/2000/2031	Coff Holdings ltd.	Var to con(03) of 42283 to remove restricted working hours	25.09.00	C/A
/2000/2045	"	S/St B1 Ext to offices (RETRO)	25.09.00	C/A
VAR/2000/2146	"	Var to con 04 of 42910 to remove restricted working hours.	25.09.00	C/A

MINISTRY DECISION

SPECIAL ORDERS FP/2000/0300 - conv. of Bldg to B1 use — E

PD Enq - Inst. Substation - 18/8/00 - Walsh - Kaus

(1) SANDFORD FARM PC 23 096 001 E

ADDRESS ~~OFF BEGGARS HILL ROAD~~ MOHAWK WAY PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU. 7873 43

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
491/48	Mrs. F.G. Hilder	Pow of S/D. Agricultural Cottage in grounds of Farm	14.12.48	App. App.
/181/60	Mr. G. Loring	Alterations & Additions	10.5.60	App App.
/51/66	Fern Hill Sand & Gravel Co Ltd	Outline - Residential, commercial or industrial use of land etc.	22.4.66	N/A - Refuse
/1/66	" "	Excavation of Sand & Gravel & preparation for redevelopment	22.4.66	N/A - Refuse
24134	Harry A Coff Ltd	Winning & working of Sand & gravel		C/A
4143	"	" " "	21.6.77	N/A C/A
27809	Summerleaze Gravel & Co Ltd	Winning & working of Sand & gravel		C/A
R10180	"	CHALK & STONE ROADS	26.2.79	APP. N/A
10700	H.A. COFF LTD	INFILL OF DRIED EXCAVATIONS AS COND. ON 04143	9.2.88 FINAL LEVELS	COND. 6 C/A
31	SUMMERLEAZE GRAVEL CO. LTD.	REG. TO RE GRAVEL PROCESSING PLANT TO PROVIDE NEW SCREEN CRUSHER & CONVEYORS	4.11.81	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

E

ADDRESS SANDFORD FARM. PARISH WOODLEY

(43)

PLOT No. ORD. SHEET No. SU 7873

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
70 •	Summerleaze Gravel Co Ltd	Temp offices & canteen facilities, also care-taker's caravan	25.9.81	N/A C/A
162 •	" "	Conv of ground floor to caretaker's flat.	25.9.81	N/A C/A
40	" "	Bailey Bridge over River between Whibley Court Farm & Sandford Farm	27.8.81	P.D
34 •	"	NEIGHBOURS & OFFICE	14.6.82	TP.
8165	"	ALS. EXCAVATIONS FOR USE AS		
		OFFICES & CARETAKERS' HOST AMEND. OF 04143	29.3.82	APP N/A C/A

745 -

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

91074

3) SANDFORD FARM MOHAWK WAY

ADDRESS BEGGARS HILL ROAD PARISH WOODLEY

PLOT No.

ORD. SHEET No. SU.4873 93

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20155	SUMMERLEAZE GRAVEL	TEMP. BRIDGE OVER RIVER TO REMOVE GRAVEL	16.11.83	N/A C/A
20975	"	RE 10700 WITHOUT COMPLYING WITH CONDS 7, 8, 17 & 19	4.6.84	N/A REF
22213	"	ADD. CEMENT SILO FOR CONCRETE BATCHING PLANT	12.3.85	C/A
22442	"	RADIAL ARCHES	19.12.84	N/A C/A
22756	"	AMEND TO APP. SCHEMES RE WORKING & INFILLING INCL. IMPACT OF PAPER ETC.	26.6.85	N/A C/A
4314	"	AMEND APP. SCHEME OF INFILLING	3.12.85	C/A
9519	"	CONVEYOR FROM CEA FARM & WHISTLEY COURT FARM	29.3.88	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 22442 - VARIATION OF COND. 2 - 9.4.87

DRAINAGE

091074 ~~3SD17~~ 3SD17 " SILT & SETTLING LAGOONS / WEIGHBRIDGE - 9.5.90 C/A

2) ADDRESS SANDFORD FARM MOHAWK WAY BEGGARS HILL ROAD PARISH WOODLEY

PLOT No.

ORD. SHEET No. SU. 7873 93

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
4886	SUMMERLEAZE LTD.	VAR. ON 04143/07809 TO PERMIT THE IMPORTATION OF SAND & GRAVEL & RETENTION OF ELE. PLANT & BB	17.8.90	C/A
4887	"	VAR. ON 16754 & 15762 - REL. OF WEIGHBRIDGE & ASS. OFFICE BLDG. - CONT. USE OF SANDFORD FARM HOUSE AS OFFICE, CANTEEN MESS ROOM/CHANGING ROOM	17.8.90	C/A
8888	"	VAR. COND 2 ON 20155 - RETENTION OF BRIDGE	18.7.91	31.12.2000

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

91074 ~~3SD17~~ 3SD17 " SALT & SETTLING LAGOONS / WEIGHBRIDGE 9.5.90 C/A