APPLICATION NO:

AG/2000/2827

LOCATION:
Lockley Farm Sindlesham Road, Arborfield Berks.

APPLICANT:
Ms C Lake C/O Robin Bradbeer Ltd

PROPOSAL:
Application for prior agricultural determination on the proposed erection of a feed storage bin and construction of an internal road connecting field access and barn.

EARLIEST DATE FOR DECISION: **13/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
20/12/2000

CASE OFFICER: **Elaine Connor**

DEEMED CONSENT

WORK SHEET FOR : Elaine Connor

Application Number : AG/2000/2827

Applicant : Ms C Lake C/O Robin Bradbeer Ltd.

Location : Lockley Farm, Sindlesham Road, Arborfield, Berks.

Proposal : Application for prior agricultural determination on the proposed erection of a feed storage bin and construction of an internal road connecting field access and barn.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 22/11/2000

Earliest Date for Decision : 13/12/2000

Latest Consultation Date/Site Notice Expiry Date : 13/12/2000

This application will have expired on: 20/12/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

NO OBJ RAISED WITHIN 28 DAY LIMIT

∴ PERMITTED CONSENT

Planning Issues :

Application Number: AG/2000/2827

Appraisal :

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

Application Number AG/2000/2827
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Lockley Farm
Sindlesham Road Arborfield Berks.

APPLICATION NUMBER: AG/2000/2827

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

28 DAYS

WOKINGHAM D.C. DEVELOPMENT CONTROL 20/12/00

Start date: 22 NOV 2000	
Officer: EC	Application No. AG/2000/2827

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

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

Description: (AG) ~~PROPN~~ PRIOR APPLICATION FOR AGRICULTURAL DETERMINATION ON THE PROPOSED ERECTION OF A FEED STORAGE BIN AND CONSTRUCTION OF AN INTERNAL ROAD CONNECTING FIELD ACCESS AND BARN.

Location: LOCKLEY FARM SINDLESHAM ROAD

Parish: ARBORFIELD Ward: .....

Applicant: MS C LAKE

Fee Received 35-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required (9)

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:

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

Tel. **(0118) 974 6451**

Date: 23 November 2000

Your Ref:

My Ref: **Elaine Connor - AG/2000/2827**

Ms C Lake
C/O Robin Bradbeer Ltd
20 Lansdown Parade
Cheltenham
Glos
GL50 2LH

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/2000/2827

Site Address: Lockley Farm, Sindlesham Road, Arborfield, Berks.

Proposal: Application for prior agricultural determination on the proposed erection of a feed storage bin and construction of an internal road connecting field access and barn..

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

If by the **20/12/2000** 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/2000/2827.**

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

AC | 2000 | 2827
22/11/00

Robin Bradbeer Limited

Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Ref. No. RWB/354
21 November 2000

For the attention of Mr John Mitchell
Development Control Manager

Dear Mr Mitchell

THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER SCHEDULE 2, PARTS 6 & 7 "PRIOR NOTIFICATION" APPLICATION
LOCKEY FARM SINDLESHAM ROAD ARBORFIELD

I attach a completed "prior notification" application comprising the following documentation:

- Cheque in the sum of £35.00 in payment of the statutory fee
- Completed application form
- Location plan 1:2500
- Site plan 1:500

This application relates to two matters. First of all the erection of a bulk bin in a position adjacent to an existing barn. The bin will be used for the storage of feed in connection with the existing free range egg production unit. The bin is cylindrical in shape and will stand on legs which will be fixed to a concrete slab. The overall dimensions will be 1.5m dia. and 6.1m from ground level to the top of the bin.

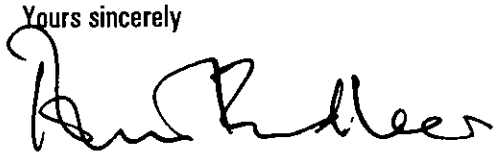
The second element of the application comprises the construction of an internal road connecting between the existing field access onto Sindlesham Road and the barn which is to be used as an egg packing station. It is a requirement of MAFF packing station registration that there is an adjacent hardstanding access.

The farm is a registered holding with MAFF as evidence by the attached letter dated 17 November.

Registered in England Number: 3372202

If you require any further information please do not hesitate to contact me directly.

Yours sincerely



ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

RG/2000/2827

Ministry of Agriculture, Fisheries and Food
Room 5, Block A, Government Offices, Coley Park, Reading, RG1 6DT
Telephone: 0118 9581222 FAX: 0118 9392263
Direct Dial 0118 9392222

Miss CJ Lake
High Barn Farm
Commonfield Lane
Barkham
Wokingham
Berks RG40 4PR

Your reference:
Our reference: JL/2186

Date: 17/11/2000

Dear Miss Lake

ALLOCATION OF AGRICULTURAL HOLDING REFERENCE NUMBER

I am now able to let you know that the Agricultural Census Branch of this Ministry, to whom you will be required to send Agricultural Returns at least once a year, have allocated the Agricultural Holding Reference Number, 02/170/0066 , in respect of the land which you occupy at Lockey Farm,Sindlesham Rd,Arborfield.

The issue of a holding number is for statistical and administrative purposes only and does not imply recognition of the holding or unit for any other purposes.

Please quote this reference number on all communications about this land you may have with the Ministry.

Yours sincerely

John Leach
Holdings Section

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

Office use only	
Ref:	AG/2000/2827
Date rec:	22/11/00
Date ackn:	23/11/00
28 day deadline:	20/12/00

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.

Robin Bradbeer Limited
Planning & Development Consultancy
20 LANSDOWN PARADE CHELTENHAM GLOS. GL50 2LH

Telephone

01242 577151

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

CAROLINE LAKE
LOCKEY FARM SINDLESHAM ROAD ARBORFIELD

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

13.75 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? SU. 761673

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: BULK BIN

ii. Dimensions

length		metres
breadth	1.5m dia.	metres
height to eaves		metres
height to ridge	6.1m	metres

iii. Walls

materials	GALV. STEEL
external colour	GREY

iv. Roof (as walls)

materials	
external colour	

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

If Yes,

what is its overall ground area? [ ] square metres

what is its distance from the proposed new building? [ ] metres

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

i. Dimensions

length [APPROX. 50m] metres

width [3.0] metres

ii. Surface materials

materials [ROAD PLANINGS ON A HARDCORE BASE]

colour [GREY]

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

N/A

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) N/A

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 Robin Bradbeer

NAME (block capitals) ROBIN BRADBEER

DATE 22/11/00