APPLICATION NO:
F/2001/5449

LOCATION:
1 Foxborough, Swallowfield Reading.

APPLICANT:
Mr R D Thomas

PROPOSAL:
Proposed change of use from agricultural to residential garden.

EARLIEST DATE FOR DECISION: **07/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2002

CASE OFFICER: **Natalie Brown**

565 00

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R D Thomas
1 Foxborough
Swallowfield
Reading, Berks
RG7 1RW

Application Number: F/2001/5449

Parish: **SWALLOWFIELD**

Location: **1, Foxborough, Swallowfield, Reading.**

Proposal: **Proposed change of use from agricultural to residential garden.**

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 proposed change of use would result in extension of the residential curtilage beyond the settlement boundary, which would have an urbanising impact upon the rural character of the area, additionally designated as an area of Green Gap. As such, the proposed development would be contrary to policies C2 and C6 of the Berkshire Structure Plan, policies LTV2 and LC1 of the Loddon Area Local Plan and to policies WOS2, WCC1 and WCC2 of the Wokingham District Local Plan (Deposit Draft).

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 Policies C2 and C6.

Loddon Area Local Plan Policies LTV2 and LC1.

Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2 and WLL7.

Anna Cronin
Head of Planning & Transportation
Date: 12/02/2002

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.

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/5449

Applicant : Mr R D Thomas .

Location : 1, Foxborough, Swallowfield, Reading.
Proposal : Proposed change of use from agricultural to residential garden.

Site Notice Displayed ? :

YES	NO	DATE
✓		30/1

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 30/1 .....

Date Registered : 10/12/2001

Earliest Date for Decision : 07/01/2002

Latest Consultation Date/Site Notice Expiry Date : 07/01/2002

This application will have expired on: 04/02/2002. 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 :
Parish council : strongly objects - see file
Policy + Plans - Refuse application - see file
Landscape - concerns - see file

Planning Issues : R/O settlement
UALP : rural, sep or sett
WDLP: countryside, greengap/wedges

Application Number: F/2001/5449

Appraisal :

See attached sheet

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

Application Number F/2001/5449
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed change of use would
			result in extension of the residential
			curtidage beyond the settlement boundary,
			which would have an urbanising ~~effect~~ impact upon
			the rural character of the area, additionally
			designated as an area of Green Gap.
			As such, the proposed development would
			be contrary to the following policies:
			BSP : C2, C6
			WDLP(DD) : WOS2, WCC1, WCC2
			~~[illegible]~~LP : LN2, LC1

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LN2, LC1
SOUTH-EAST AREA LOCAL PLAN POLICIES:	———
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	~~[illegible]~~ WCC1, WCC2, WLC7
GREEN BELT LOCAL PLAN POLICIES:	———
BERKSHIRE STRUCTURE PLAN POLICIES:	C2, C6
MINERALS LOCAL PLAN POLICIES:	———

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 12/2/02

RECORD OF SITE VISIT

SITE ADDRESS: 1 Foxborough Swallowfield Reading.

APPLICATION NUMBER: F/2001/5449

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - at site

2. DESCRIPTION OF SURROUNDINGS

fields to rear & other side of road - c'old dwellings within settlement

3. DESCRIPTION OF SITE/BUILDING

Picket style fencing encloses agric/c'side land

fencing demarcates existing res curt/settlement

some trees etc been planted in proposed CoU land.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2001/5449 – 1 Foxborough

Appraisal:

Development
The proposal is for change of use of agricultural land to residential. It would appear that the dwellings have brought land off of the adjoining land owner which has now been enclosed by a picket style post/rail fence. The land proposed to be changed to residential is located outside of the settlement boundary within an area designated as green gap and wedges/separation of settlements and rural/countryside.

Relevant Policies
Berkshire Structure Plan: C2, C6
Wokingham District Local Plan (Deposit Draft): WCC1, WCC2, WLL7
Loddon Area Local Plan: LTV2, LC1

1) Impact upon neighbouring properties
The proposed development would increase the residential curtilage of the property, it is not considered that this would have any adverse effects upon adjoining properties, as they have also increased the size of their gardens.

2) Impact upon the rural character of the area
The site runs along side Trowes Lane, with open fields lying to the rear of the site. The area surrounding the site is very open.

Policy WCC1 says that enclosing gaps and open areas would not be permitted. The Local Plan Inspector has recommended the changing the wording of the policy but this does not affects the consideration of this application, likewise with policy WCC2 which says that development would not be permitted that would effect or detract from the open or countryside appearance of an area. The above policies are also reflected in policies C2 and C6 of the Berkshire Structure Plan. It is considered that the proposed change of use would be contrary to these polices and should be refused. The Policy and Plans department raised objections to the proposed development due to it being in conflict with the local plan policies.

There is concern that if this proposal is allowed, that impacts of potential permitted development (shed etc), and a domestic use which effects such as lighting would create an urbanising effect to the detriment of the open character of the area. Allowing the development could also make it hard to resist a change to the settlement boundary which could then create a potential for back land development.

The landscape department also raised objections to the proposed development on the grounds that there would be a change to the character of

the adjoining countryside and settlement boundary, and that if allowed, there may be potential for the applicants to enclose the garden with high garden fencing. Thos would create a hard edge and have an urbanising effect.

The Parish Council also objected on the grounds that it is within the green gap, could alter the settlement boundary and would cause a dangerous precedent.

If this application is allowed, it would be difficult to resist similar applications on adjacent sites.

NB: the neighbouring properties have similarly increased there garden size, though there area no features such as sheds. Some trees have been planted within the increased gardens. From the history cards, it would appear that none of the other properties have applied for change of use from agricultural to residential garden.

~~**Approval:**~~ **Refusal: ✓**

Tel: (0118) 974 6492

Date: 1/2/02

My ref: F/2001/5449

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/2001/5449
1, Foxborough, Swallowfield, Reading.
Proposed change of use from agricultural to residential garden.

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 **Natalie Brown** on **(0118) 974 6492**. 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 11/2/02

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5449**
1, Foxborough, Swallowfield, Reading.
Proposed change of use from agricultural to residential garden.

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.

F

Application Number : ~~NEW~~/2001/5449	Map No : 103
Case Officer : NAB	Site Area : 0.06
Valid Date : 10/12/01	Received Date: 10/12/2001

Level : Delegated Application

Description : Proposed change of use from agricultural to residential garden.

Location : 1, Foxborough, Swallowfield, Reading.

Parish : SW Ward : SWA

Applicant : Mr R D Thomas .

Fee Required: £190 Fee Received: £190 (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees ✓

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Minerals — minerals Consultation Site ✓

NEIGHBOURS

.....

2x S/N + see map

.....

.....

Foxborough & Trowes Lane

.....

.....

.....

No pre-apps.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Green Gap & Wedges Rural Area Countryside

.....

.....

.....

.....

.....

.....

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 17 January 2002

Location:	1 Foxborough, Swallowfield
Proposal:	Proposed change of use from agricultural to residential garden.
Application Number:	F/2001/5449

In response to your consultation dated 17 December 2001 for the above application, the landscape comments are as follows:

The site is located within the countryside and designated as a Green Gap. It looks as if the properties along the southern side of Foxborough have bought this land from the adjoining landowner and enclosed it with post and rail fencing. This in itself changes the character of the land when viewed from Trowes Lane to be more residential than agricultural, however it still retains its open aspect with limited associated garden features within each part of the land. My concern with changing the land use to residential is that there would be nothing to prevent the current or future owners of this property from enclosing this land with high garden fencing. This will have a very definite change in character both on the adjoining countryside and on the actual settlement boundary and how it will relate to the other properties who may also consider enclosing this land.

Catherine Brimble

Catherine Brimble
Landscape Architect

Memo

To: Natalie Brown

From: Conrad Moore

Date: 02/01/02

Re: **Policy Comments upon F/2001/5449**

Change of use of agricultural land to residential garden at 1 Foxborough, Swallowfield.

Countryside Policy

PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection.

The site is within the countryside and the *Adopted Berkshire Structure Plan (incorporating 1997modifications)* C2 applies. The change of use proposal does not meet any of the three permitted criteria. C2 in the last paragraph also states that the proposal has to be appropriate in scale, form, impact, and is acceptable in terms of other policies. The loss of agricultural land with some trees and hedging and the potential of ancillary garden structures and planting will have a suburbanising effect. The proposal is a clear intrusion into countryside beyond the existing settlement boundary and would create an undesirable precedent that the Council would find difficult to resist in the future.

This is similarly reflected in the *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WCC1 where this proposal does not fall within the acceptable categories A-H. The proposal is not within these. The last paragraph of the policy is clear that the closing of gaps and enclosure of other open areas will not be permitted. Whilst the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case. Policy WLL7 seeks the protection and enhancement of countryside adjoining settlements. The Local Plan Inspector has not altered this policy. The proposal does contain trees but does not retain the impression of an open field. See the attached aerial photograph.

Gap and Green Wedge Policy

The site is within a strategic gap identified in the Structure Plan, permitted by Paragraph 5.31 of the *Adopted Berkshire Structure Plan (incorporating 1997modifications)* between Swallowfield and Riseley. This forms part of the gaps between the villages south of the M4 Motorway. The Local Plan Inspector has not removed the gap designation in this location, in paragraph 2.121 of his report. As such the *Adopted Berkshire Structure Plan (incorporating 1997modifications)* Policy C6 applies. The increase of the garden curtilage will adversely affect the countryside character and lose the functions of settlement separation set out in Paragraph 5.28. The policy wording identifies the setting as an issue and this could be affected through an increased urbanised character as well as fragmentation/erosion of open countryside. I note that the supporting plans to the application indicate that the other gardens have been extended, but I can find no similar applications for the other plots. I attach an aerial photograph from 1996 that exhibits the open nature of the site. You may wish to check this on site and discuss with the Enforcement Team. Discuss the landscape issues and implications with Catherine Brimble. As well as impacts from potential permitted development new building, the urbanising effects from domestic use, and lighting should also be taken into account.

These concerns are similarly reflected in the *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WCC2 and a policy objection follows. Whilst some trees at the field edge are shown, the southern end is exposed and open to views from Trowes Lane, Charlton Lane and Footpath No.16 (until it passes woodland to the south east). Whilst the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case.

Other Material Considerations

Removal of the Gap and Green Wedge Policy in this general location was resisted firmly at the Local Plan Inquiry the other year. It would be inconsistent of the Council to change this stance in the light of the Inspectors recommendations in paragraph 2.121.

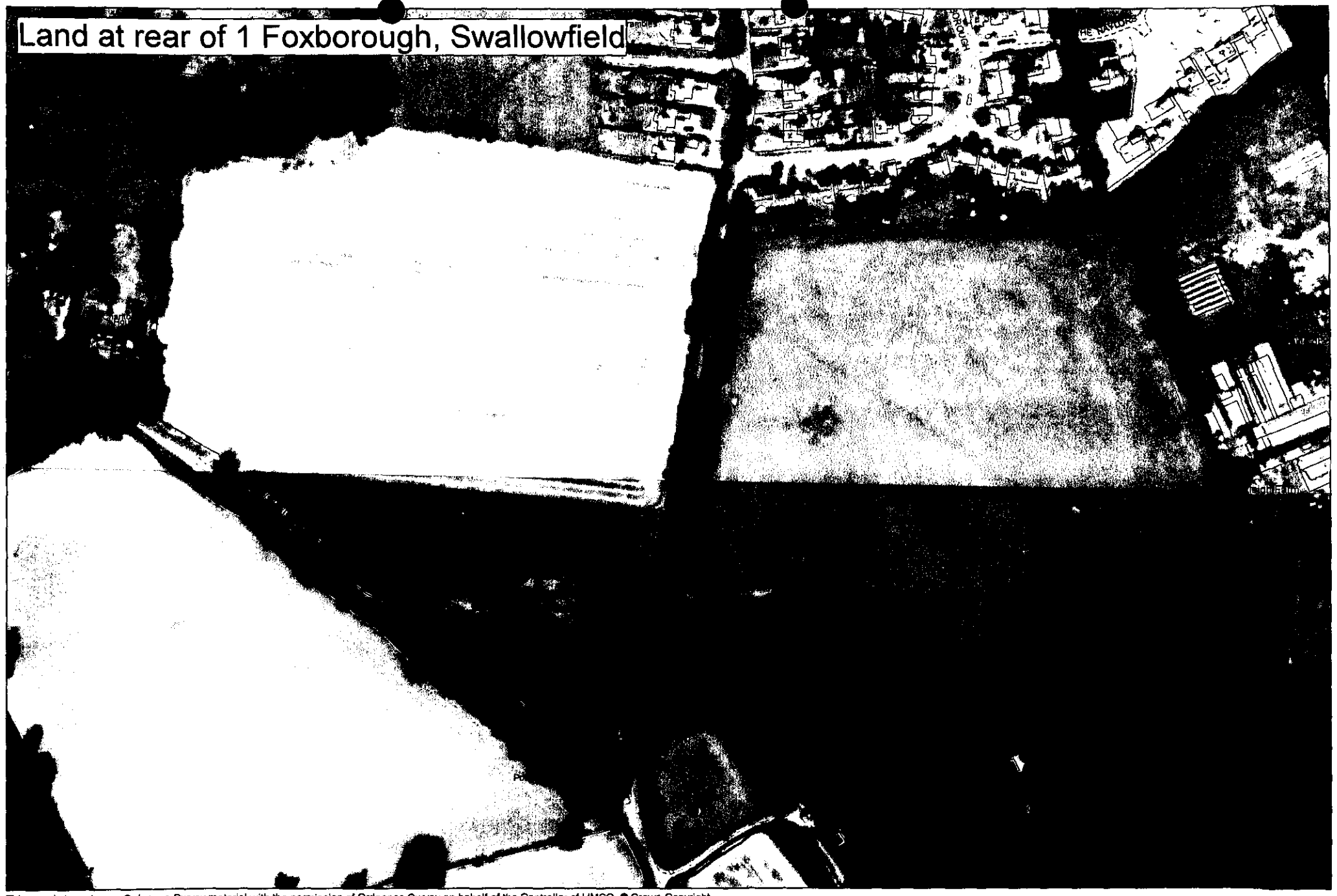
Furthermore, it would create an undesirable precedent for further piecemeal erosion of countryside/gap and green wedge if permitted, both within the wider District, and particularly along other properties in Foxborough. The identified settlement boundary could require modification if permitted and could then create the potential for backland development. Part of the field was put forward for housing (reference SW04), but dismissed in our assessments as a result of the impact on the gap reducing physical distance to less than 1km and visual impacts. Such an approach could be used to circumvent the normal strict planning controls that exist in this location.

Conclusion

REFUSE the application for the policies and reasons set out above.

Conrad Moore

Land at rear of 1 Foxborough, Swallowfield



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Policy and Plans Section, Environmental Services, Wokingham District Council.

3 January 2002

Scale: 1 : 2500

N
W E
S

SWALLOWFIELD PARISH COUNCIL

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

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

0 2 JAN 2002

COPIES TO: 2/01/2002	ACK:
	FILE:

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2001/5549
Location: 1, Foxborough, Swallowfield
Proposal: Proposed change of use from agricultural to residential garden
Case Officer: Natalie Brown

The Parish Council strongly objects to this application for the following reasons: -

1. The agricultural land is part of the Green Gap/Wedge between Swallowfield and Riseley as defined in the deposit draft of the Wokingham District local Plan 1996-2006, and as basically endorsed by the Inspector. Consequently, in principle all development and change of use not in conformity with the Green Gap/Wedge policies, which includes this application, should be refused permission.
2. If permission is granted for this application, then presumably the Identified Settlement boundary will need to be redrawn to include the new garden. This plot abuts Trowes lane, and therefore if the garden is included in the Identified Settlement then it will become difficult to refuse permission for any future application to build a dwelling on the site. Such possible future development would both visually and physically damage the Green Gap/Wedge between the settlements.
3. Granting Planning Permission would cause a dangerous precedent, as there would then be no reason to refuse change of use to any of the other agricultural areas currently attached to gardens situated between Trowes Lane and Part Lane, or indeed to any future sales of agricultural land to dwelling owners where the land is in a Green Gap/Wedge anywhere within the District.

For all the above reasons the Parish Council trusts that this application will be refused.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

SWALLOWFIELD P C
2. Jan. 2002 15:21 SWALLOWFIELD PARISH COUNCIL No. 1389 P. 1/1

SWALLOWFIELD PARISH COUNCIL

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

PLANNING SERVICES	HPT
FOL	TLS
DC	EMF
APP	
CS	
2/01/2002	
COPIES TO:	ACK:
	FILE:

FAXED AND POSTED

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

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For all the above reasons the Parish Council trusts that this application will be refused.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

10.DEC.2001 *

5440

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, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	R. O THOMAS
	ADDRESS	1 FOXBOROUGH SWALLOWFIELD, READING
	POST CODE	RG7 1NW PHONE 9884885
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	N/A
	ADDRESS	
	POST CODE	PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	1 FOXBOROUGH SWALLOWFIELD, READING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE FROM AGRICULTURAL FIELD TO RESIDENTIAL GARDEN
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.058 Ha
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	1 FOX/01 1 FOX/02

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	[X]	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	[X]	
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.

AGRICULTURAL FIELD

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO

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.

N/A

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 BUT WITH REMOVAL OF POST & RAIL FENCE CURRENTLY DIVIDING THE FIELD FROM THE GARD

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

N/A

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING

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

N/A

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	
HOUSE	/	*	/	*	/	*
BUNGALOW	N/A /	*	/	*	/	*
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? YES/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.

£190

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 K Thomas ON BEHALF OF DATE 7 Dec 04

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".

1769c

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		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	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				
●	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify AGRICULTURAL LAND TO RESIDENTIAL GARDEN				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A	
Proposed		

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. — N/A

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated? — N/A

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
N/A			

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. — N/A

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".

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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 10.DEC.2001 5449

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).

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) . . . . . .

. . . . . .

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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.

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

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 . . . R Thomas . . . . . .

On behalf of . . . . . .

Date . . . . 7 Dec 01 . . . . . .

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

ADDRESS / FOXBOROUGH

PARISH SWALLOWFIELD

PLOT No. C

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
28868	PACKERAY	ART. HOUSE + GARAGE	7.10.87	CIA
31167	"	REPOSITION	10.8.88	CIA
(44932	BOARD FOR NEW OGV.)			

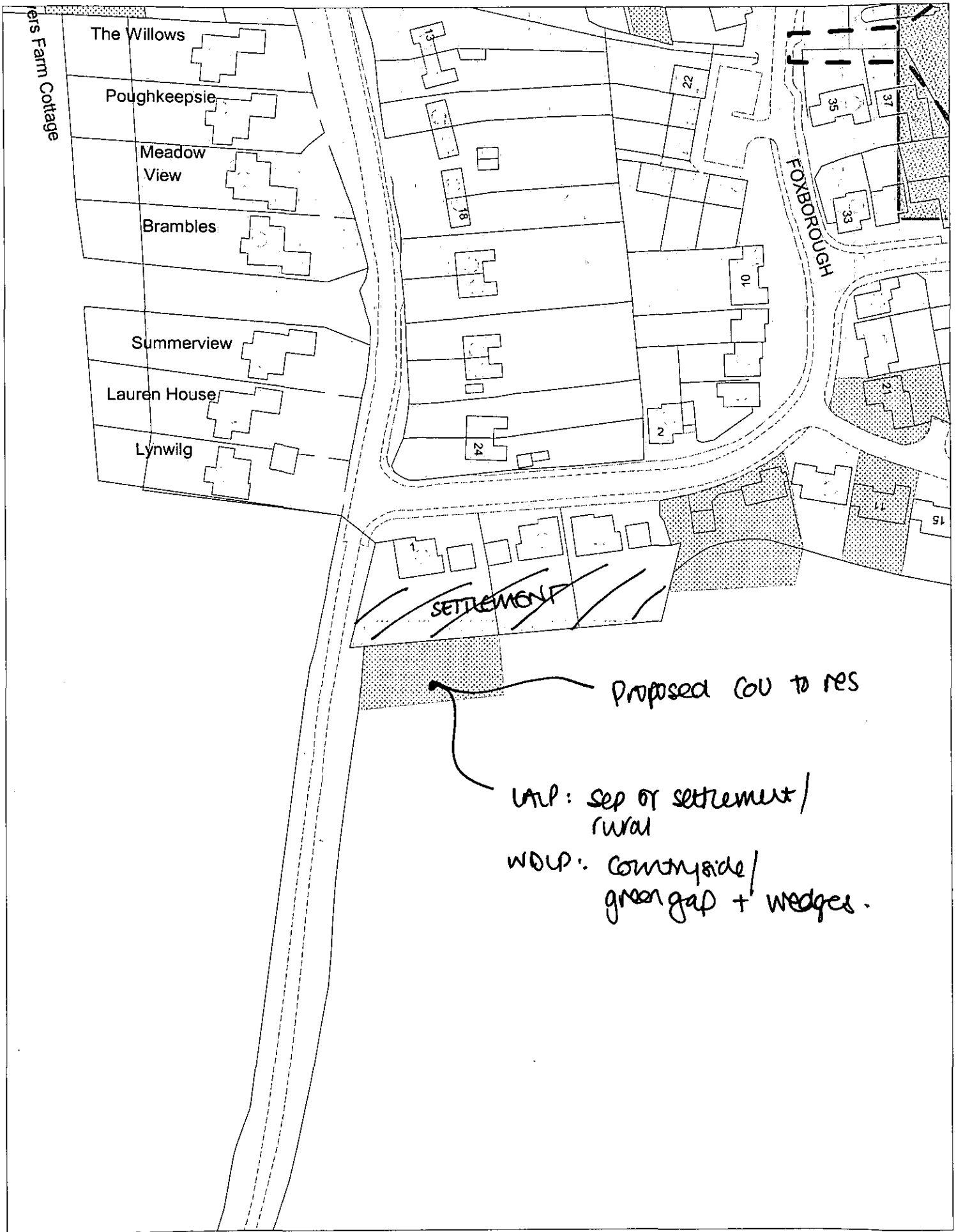
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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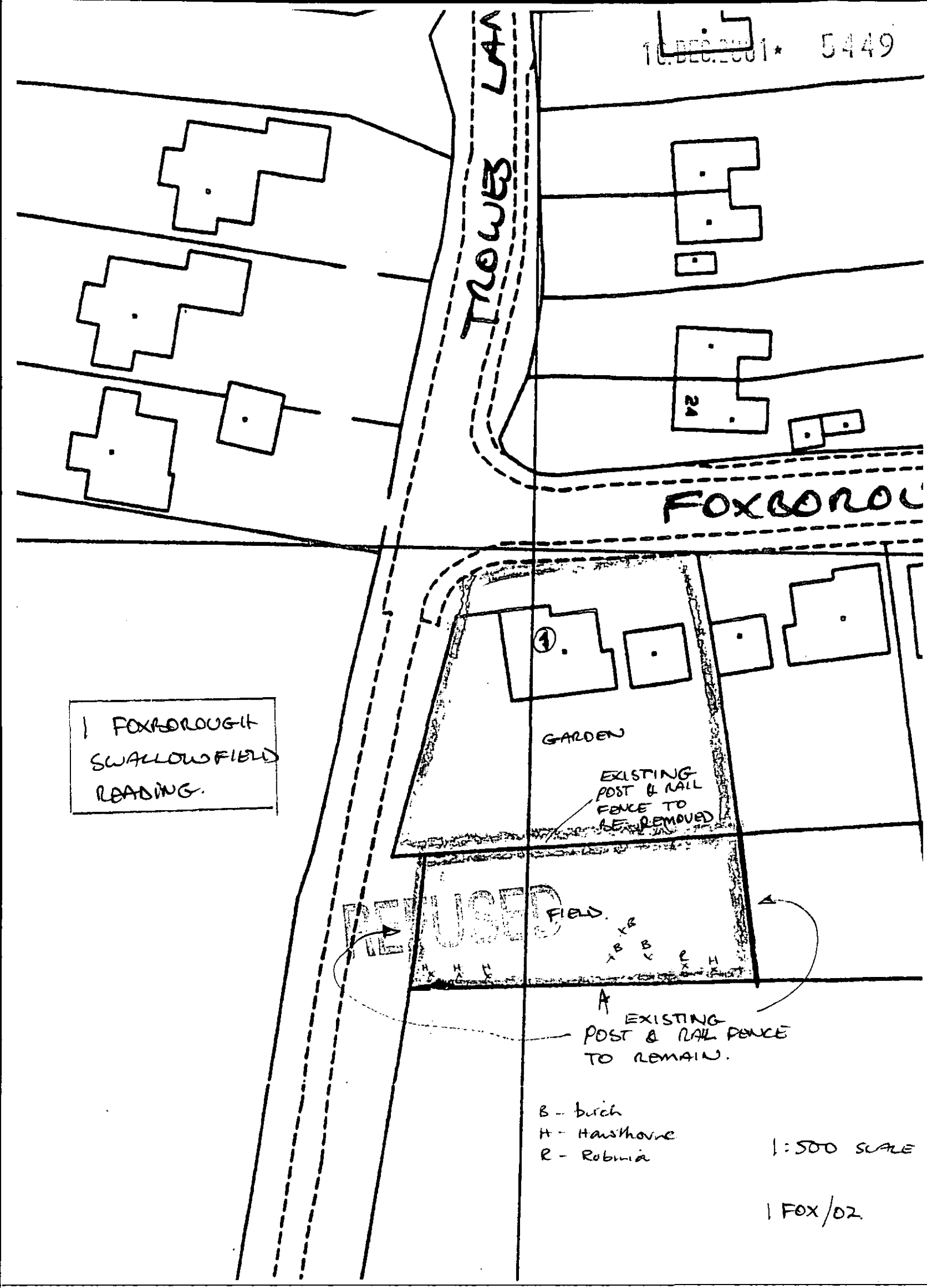
Development Control Section, Environmental Services, Wokingham District Council.
30 January 2002
Scale: 1 : 1250


10.DEC.2001* 5449
TROWES LAN
FOXBOROU
24
1
GARDEN
EXISTING POST & RAIL FENCE TO BE REMOVED
REFUSED
FIELD.
B
B
B
R
H
H
H
H
A
EXISTING POST & RAIL FENCE TO REMAIN.
1 FOXBOROUGH SWALLOWFIELD READING.
B - birch
H - Hawthorne
R - Robinia
1:500 SCALE
1 FOX/02.



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Scale 1: 1250

Received by Wokingham District Council

Application No: F/2001/5449

Proposal:
Proposed change of use from agricultural to residential garden.

Location:
1, Foxborough, Swallowfield, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5449 to enable the library staff to locate the correct information.

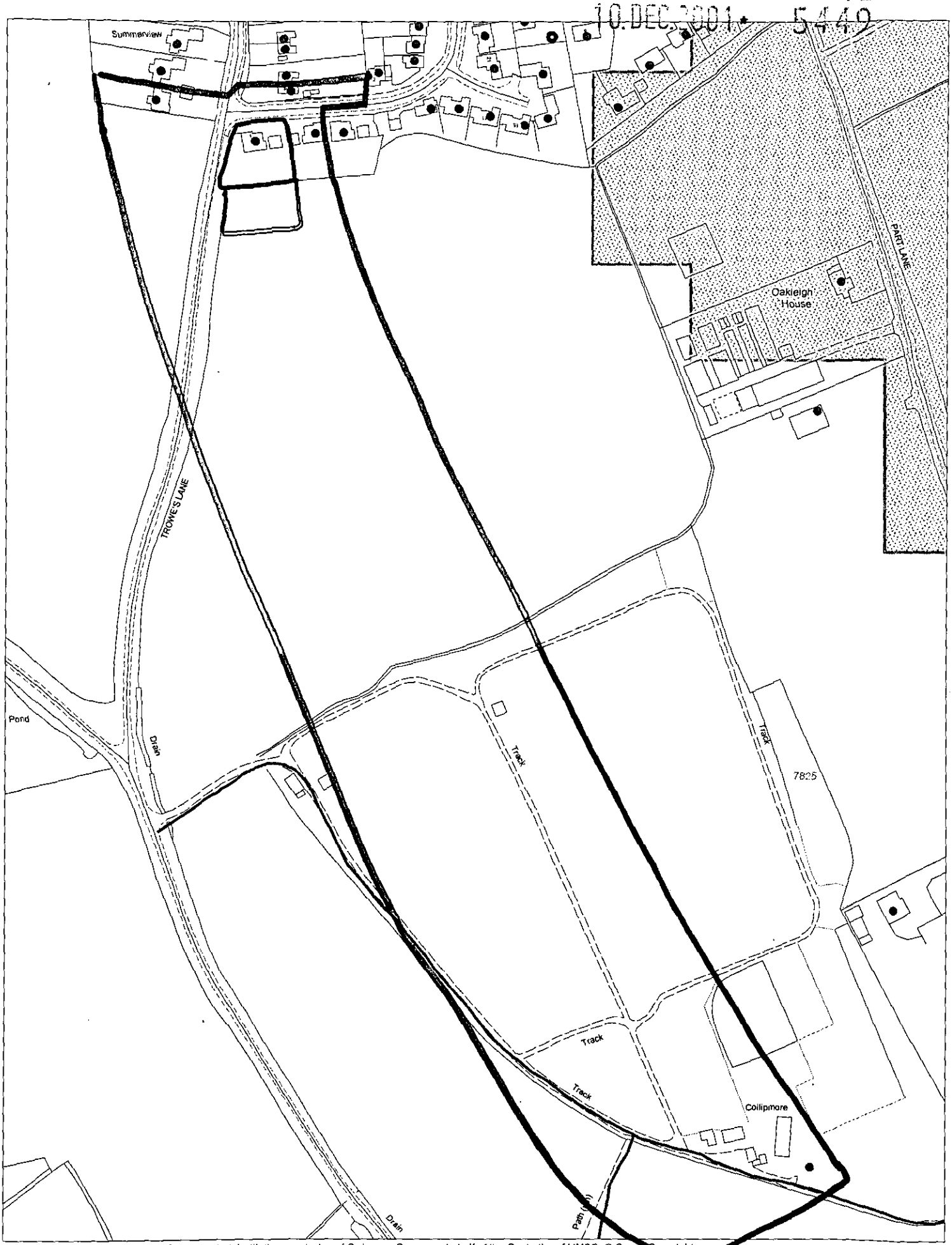
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued 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

17 December 2001

10.DEC.2001 5449



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Development Control Section, Environmental Services, Wokingham District Council.
13 December 2001 Scale: 1 : 2500

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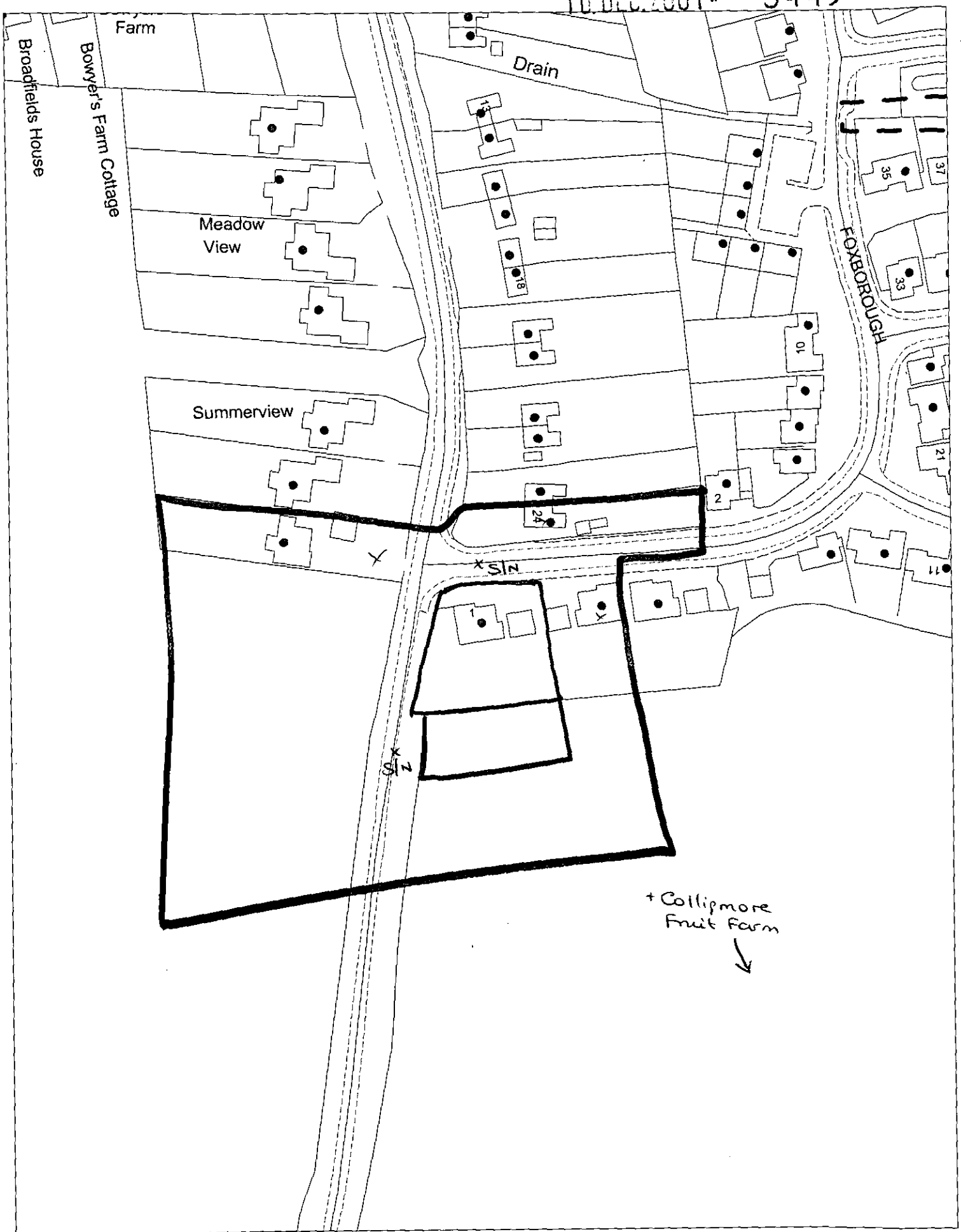
10.DEC.2001* 5449



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Development Control Section, Environmental Services, Wokingham District Council.
13 December 2001

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