EX SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
VAR/2000/0429

LOCATION:
Sandford Farm The Stables Mohawk Way, Woodley Reading.

APPLICANT:
Coff Holdings Ltd C/O S.J Atkinson

PROPOSAL:
Proposed variation to condition 03 of consent 41577 to allow unrestricted office (B1) use.

EARLIEST DATE FOR DECISION: **24/02/2000**

APPLICATION EXPIRY DATE: **20/03/2000**

CASE OFFICER: **Simon Lewis**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Coff Holdings Ltd
C/O S.J Atkinson
44 Basingstoke Road
READING
Berkshire
RG2 0EL

Application Number: VAR/2000/0429

Parish:	**WOODLEY**
Location:	**The Stables Sandford Farm, Mohawk Way, Woodley, Reading**
Proposal:	**Proposed variation to condition 03 of consent 41577 to allow unrestricted office (B1) use**

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.

Head of Planning and Transportation
Date: 03 May 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.

Application Number VAR/2000/0429
Conditions/~~Reasons for Refusal~~

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

RECORD OF SITE VISIT

SITE ADDRESS: Sandford Farm The Stables Mohawk Way Woodley Reading.

APPLICATION NUMBER: VAR/2000/0429

OFFICER: Simon Lewis

DATE OF SITE VISIT: 7/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Road, Landfill Site.

3. DESCRIPTION OF SITE/BUILDING Existing Stables.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Simon Lewis

Application Number : VAR/2000/0429

Applicant : Coff Holdings Ltd C/O S.J Atkinson.

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

Proposal : Proposed variation to condition 03 of consent 41577 to allow unrestricted office (B1) use.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/

Date of Neighbour Notifications : .....

Date of Site Visit : 7.2.2000

Date Registered : 24/01/2000

Earliest Date for Decision : 24/02/2000

Latest Consultation Date/Site Notice Expiry Date : 24/02/2000

Application Expiry Date: 20/03/2000

Consultation Responses : Highway Authority - no objection.
Woodley T.C - concern over unrestricted use.

Planning Issues : Impact upon surrounding area.

Relevant Policies WCC1 & Wokingham District Local Plan (Deposit Draft).

Application Number: VAR/2000/0429

Appraisal :

Originally when the planning permission was granted for the change of use of the stables to B1 office in 1993 (ref: 41577) condition no.3 was imposed to restrict the hours of use of the premises. This was as a result of local concern regarding the various uses on Sandford Farm and the harm these were/would cause to the amenity of the surrounding area.

Seven years on it appears that the restriction on hours of use for this premises is unnecessary. This is because the overall size of the buildings means that the any operation would be small scale and unlikely to give rise to additional noise and disturbance which would be harmful to residential properties, which are some distance away, by allowing unrestricted operating hours.

Conditions of this nature are used in cases where the unrestricted hours of use of a building would be harmful to residential properties which woul lie in close proximity.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Tel: (0118) 974 6454

Date: 12.4.2000

My ref: VAR/2000/0429

CONFIDENTIAL

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

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: VAR/2000/0429
Sandford Farm The Stables, Mohawk Way, Woodley, Reading.
Proposed variation to condition 03 of consent 41577 to allow unrestricted office (B1) use.

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 Simon Lewis on (0118) 974 6454. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 25.4.2000

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: Simon Lewis Application Number: VAR/2000/0429
Sandford Farm The Stables, Mohawk Way, Woodley, Reading.
Proposed variation to condition 03 of consent 41577 to allow unrestricted office (B1) use.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Thair

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 6454

Date: 12.4.2000

My ref: VAR/2000/0429

CONFIDENTIAL

Councillor A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Clifford

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 6454

Date: 12.4.2000

My ref: VAR/2000/0429

CONFIDENTIAL

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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: VAR/2000/0429
Sandford Farm The Stables, Mohawk Way, Woodley, Reading.
Proposed variation to condition 03 of consent 41577 to allow unrestricted office (B1) use.

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 Simon Lewis on (0118) 974 6454. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 25.4.2000

Yours faithfully

Chris Lamb
Head of Planning and Transportation

LISTING FORM
Case officer: Simon Lewis Application Number: VAR/2000/0429
Sandford Farm The Stables, Mohawk Way, Woodley, Reading.
Proposed variation to condition 03 of consent 41577 to allow unrestricted office (B1) use.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C E Clacey

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

26152

FROM: Simon Lewis

DATE: 31 January 2000

COPIES TO:

Woodley Town Council Consultation Sheet

Application Number: VAR/2000/0429

Proposal: Proposed variation to condition 03 of consent 41577 to allow unrestricted office (B1) use..

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

Applicant: Coff Holdings Ltd C/O S.J Atkinson.

Your observations are required in respect of this application **by 24/02/2000** .

VAR/2000/0429

Members expressed concern at the proposal and agreed they would not wish to see any variation to the condition to allow use of the office beyond the hours already agreed.

SIGNED: _____ DATE: 16th Feb 2000

CLERK TO Woodley Town Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 JAN 2000	
Officer: SL	Application No. Var/2000/0429

Map No. ..... Site ...0.35...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(V) PROPOSED VARIATION TO CONDITION 03 OF CONSENT 41577 TO ALLOW ~~USE~~ ~~AS~~ UNRESTRICTED OFFICE (B1) USE

Location: THE STABLES SANDFORD FARM ~~SANDFORD LANE~~ MOHAWK WAY

Parish: WOODLEY Ward: Loddon ✓ 31/01

Applicant: COFF HOLDINGS LTD

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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	~~Scale?~~		
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 : 31/01/00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA): ✓ 31/01

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

..... (Rural Area) .....

.....

..... No pre-apps .....

NEIGHBOURS:

S/N sufficient

(1) SANDFORD FARM PC 23 09G 001

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. Miles	Part of S/D. Agricultural Cottages in grounds of Farm	11-12-48	App.
R/81/60	Mr. G. Loving	Alterations & Additions	10·5·60	App
0/51/66	Fern Hill Sand & Gravel Co Ltd	Outline - Residential, Commercial industrial use of land etc.	22·4·66	N/A - Ref
M/1/66	" "	Excavation of Sand & Gravel & preparation for redevelopment	22-4-66	N/A - Ref
04134	Harry A Cuff Ltd.	Winning & working of sand & gravel		
04143	"	" " "	21·6·77	N/A
07809	Summerleaze Gravel Co Ltd	Winning & extraction of sand & gravel		
BR 10180	"	OFFICE & STORE ROOMS	26·2·79	App
10700	H.A. COLE LTD	INFILL OF DRIED WORKINGS PER COND. ON 04143	9·2·88 FINAL LEVELS	COND.
15634	SUMMERLEAZE GRAVEL CO. LTD.	EXT. TO EX. GRAVEL PROCESSING PLANT TO PROVIDE ADD. SCREEN CRUSHER & CONVEYORS	4·11·81	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2)

ADDRESS SANDFORD FARM. PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7873

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15761	Summerleaze Gravel Co Ltd	Temp offices & canteen facilities, also care-taker's caravan	25·9·81	N/A
15762	" "	Conv of ground floor to care taker's flat.	25·9·81	N/A
15740	" "	Bailey Bridge over rives between Whistley Court Farm & Sandford Farm	27·8·81	
16754	"	NEIGHBOURS & OFFICE	14·6·82	
BR 16165	"	ALTS. & EXTENSIONS TO USE AS OFFICE & CARETAKERS FLAT AMEND. OF 04143	29·3·82	App
17345	"			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) SANDFORD FARM MOHAWK WAY

ADDRESS ~~BEGGARS HILL ROAD~~ PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 4873

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20155	SUMMERLEAZE GRAVEL	TEMP. BRIDGE OVER RIVER TO REMOVE & REFILL	18.11.83 ~~28.10.83~~	N/A CH
20975	"	RE 10700 WITHOUT COMPLYING WITH CONDS. 7, 8, 17 & 19	4.6.84	N/A RE
22213	"	ADD. CEMENT SILO FOR CONCRETE	12.3.85	CH
22442	"	BATCHING PLANT		
	"	RADIO AERIAL	19.12.84	N/A CH
22756	"	AMEND. TO APP. SCHEMES RE WORKING & INFILLING INCL. IMPORT OF PAPER ETC.	26.6.85	N/A C
24314 ~~29519~~	"	AMEND APPR. SCHEME OF INFILLING	3.12.85	CH
29519	"	CONVEYOR FROM USA FARM & WHISTLEY COURT FARM	29.3.88	CH

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 22442 - VARIATION OF COND. 2 - 9.4.87

DRAINAGE

091074 ~~[illegible]~~ ~~35017~~ " ~~SALT & PUMPING LAGOONS / WEIGHBRIDGE 9.5.90~~

(4) ADDRESS SANDFORD FARM MOHAWK WAY ~~BEGGARS HILL ROAD~~ PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 7873

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34886	SUMMERLEAZE LTD.	VAR. ON 04143 / 07809 TO PERMIT THE IMPORTATION OF SAND & GRAVEL & RETENTION OF EX. PLANT & EQ.	17.8.90	CH
34887	"	VAR. ON 16754 & 15762 - RET. OF WEIGHBRIDGE & ASS. OFFICE BLDG. CONT. USE OF SANDFORD FARM HOUSE AS OFFICES, CANTEEN MESS ROOM, CONTRACTORS FLAT	17.8.90	CH
34888	"	VAR. COND 2 ON 20155 - RETENTION OF BRIDGE	18.7.91	31.12.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 ~~[illegible]~~ 35017 " SALT & PUMPING LAGOONS / WEIGHBRIDGE 9.5.90 CH

(5) ADDRESS Sandford Farm Mohawk Way PARISH Woodley

PLOT No. ~~off Beggars Hill Road~~ ORD. SHEET No. SU. 7873 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
*38464	• ~~[illegible]~~ Summerleaze	C/O/USE TO FORESTRY & NATURE CONS. LAKE/RETENTION OF HAUL ROAD	26.3.93	C
•38475	• Summerleaze Ltd.	VAR. COND. 29 of 04143	24.1.92	11.
		TO EXT. PERIOD OF MINERAL	12.2.92	C
		EXTRACTION		
•40390	• "	CANTEEN & TOILET FACILITIES (APP UNDER 40390)	11.2.93	31.12
•41530	• Summerleaze	RELOC. TOILET/CANTEEN	6.10.93	31.12
**41576	• Harry Coff Farmhouse	TO OFFICE/BARN TO STORAGE	26.11.93	C
**41577	Harry Coff Stables	TO B1 RETURB	17.11.93	C
•41818	W/DR Farmhouse?			
*42184	• Summerleaze	WEIGHBRIDGE OFFICE/EX. STABLES OFFICE AS MANAGER'S OFFICE/STORAGE	22.3.94	31.12
**42283*	APPEAL Harry Coff	RELAX. COND 1 ON 41577	18.4.94	Re
EP94/2398	" Farmhouse	REFURB. OF FARMHOUSE INTO OFFICES	21.4.94	Rel

DATE OF COMPLETION

MINISTRY DECISION 42283 - APPEAL ALLOWED - 18.8.94

SPECIAL ORDERS * EXPIRY DATE 31.12.2000 OR WITHIN 1 YEAR OF COMPLETION OPERA

~~DRAINAGE~~ WHICHEVER IS THE EARLIER.

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

1933 (6)

Sandford Farm

ADDRESS Mohawk Way PARISH Woodley

PLOT No. ORD. SHEET No. SU. 4873 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Deci
42910 APPEAL	• Harry Coff	RELAX. COND. 1 ON 41576	SEE APPEAL	DEC.
		CONT. USE - HOUSE B1 - BARN B8		
42949	RHC.	VAR. COND 1 ON 34886	20.4.97	28.
		PERMITTING MATERIAL USED		
		IN CONCRETE MANUF. OTHER		
		THAN THAT IMPORTED FROM		
		W.C. FARM & LEA FARM		
43926	Harry Coff	PART C/O/USE & 1ST FLOOR	6.3.95	Re
		LET TO UNIT 3 - CARETAKERS' BUNGALOW		
		STABLES - RE 41577		
96/64082/O	APPEAL	O/L. RES. DEV. ETC		
96/64496/F	• Summerleaze	NEW VEH. ACCESS. RELOC. PROC. PLANT ETC	21.7.97	C
96/64520/O	Hicks Persimmon Ltd	O/L. RES. DEV./REMOVAL OF INFILL/REPLACE WITH INERT MATERIAL	22.1.98	R

MINISTRY DECISION APPEAL 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	Dec
97/66152/V	• SUMMERLEAZE	RETENTION GROUND CONTOUR	11.11.97	31.12.
97/66153/V	• "	" NEIGHBRIDGE OFFICE/MANAGERS OFFICE	11.11.97	31.12
97/66154/V	• "	" CANTEEN/TOILETS	11.11.97	31.12
97/66155/V	• "	" BRIDGE OVER OLD RIVER LOOKOUT	11.11.97	31.12.
97/66156/V	• "	" HAUL ROAD	17.11.97	31.12.
97/66157/V	* "	VAR. CONDS 2/3 OF 34586	11.11.97	31.12.
97/66158/V	* "	" " 1/2/3/23	11.11.97	31.12.
~~97/66159/V~~				
97/66159/V				
99/68971/V				
C/41577/07	Harry A. Coff	Details to comply with cond. 07 of Consent 41577 - App. of Landscaping	26.3.99	
99/69574/0				

FP99/8344/A Harry A Coff Refurb + C. of U. of 81 Units 12.2.99 REF

MINISTRY DECISION 66758 - RETENTION SALT LAGOONS & NEIGHBRIDGE UNIT

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

1933

(8) SANDFORD FARM

ADDRESS MOHAWK WAY PARISH WOODLEY

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
FP99/8344/A	Harry A Coff Ltd.	Refurb + C. of U. to 81 Units	20.4.99	C/A
99/70325/F	Coff Holdings	C. of U. to offices (renew 41576 + 42283)	5.10.99	
99/70477/F	Coff Holdings Ltd	C. of U. Bl barn → Bl office + Ist fl. + dormer extensions	24.11.99	

MINISTRY DECISION

SPECIAL ORDERS

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

CHARTERED
ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

24. JAN. 2000* 0429

19th January 2000

Attn Mr S Lewis
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks

Re: Sandford Farm, Woodley.
Application nos. 41577 outbuildings and 41576 farmhouse and barn.

Dear Mr Lewis,

Following our conversation this morning concerning conditions on both of the above consents, please find enclosed an application to relax conditions 3 and 4 on consents 41577 and 41576 respectively. These were originally granted on temporary consents and related more to the workings of the gravel pit than to their present intended use.

Limitation of use of these buildings and the access road for gravel extraction and construction work would be expected, but this is a completely different use which should not have the same restrictions.

These buildings will not attract a commercial interest with an unreasonable condition such as this. In view of the fact that such conditions are not imposed on new offices and have been omitted from application no 99/70477/F dated 24th November 99, which is for the use of the barn as office (same building, same site). I would grateful for its removal on both of these previous consents.

Yours sincerely,

Steve Atkinson.

House plans
House extensions
Alterations & repairs
Conservatories

Energy surveys
Energy conservation
Acoustic advice
Garden designs

Listed Buildings
Building Regulation Application
Planning Applications
Local Authority Grants

Building Defects
Offices & Shops
Industrial Buildings
Change of Use

1789/a

SECTION 66 CERTIFICATE

Application No.

24.JAN.2000*

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) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

(c) Insert name of local newspaper circulating in the area where the land is situated.

on (d) . . . . . ●

(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

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 . . . . . COFF HOLDINGS LTD.

Date . . . . . 20th JAN 00

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

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, RG40 1WR

FOR OFFICE USE ONLY

24.JAN.2000* 0429

1.	APPLICANT'S NAME	COFF HOLDINGS LTD
	ADDRESS	C/HOUSE STANHOPE ROAD, CAMBERLEY SURREY
	POST CODE	GU15 3BW PHONE 01276 62262
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	S. J. ATKINSON.
	ADDRESS	44 BASINGSTOKE ROAD, READING BERKS.
	POST CODE	RG2 0EL. PHONE 0118 921 1225
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	(STABLES) OUTBUILDINGS, SANDFORD FARM, WOODLEY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		OFFICES (B1)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.52Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNERS.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	LOCATION PLAN 1:2500

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	41577 03

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 ?

		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.

B1.

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 — 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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A.

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

N/A.
UNCHANGED.

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	
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? 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.

£55.0

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 COFF HOLDINGS LTD DATE 20th JAN 00

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)	462			
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				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	462			

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	16	
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.

B1 OFFICE USE.

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

UNKNOWN.

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
NOT KNOWN.			

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".

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.'

CLM
SOLICITORS

Charles Lucas & Marshall
Address Radnor House
28 Bartholomew Street
Newbury
Berkshire
RG14 5EU

Tel (01635) 521212

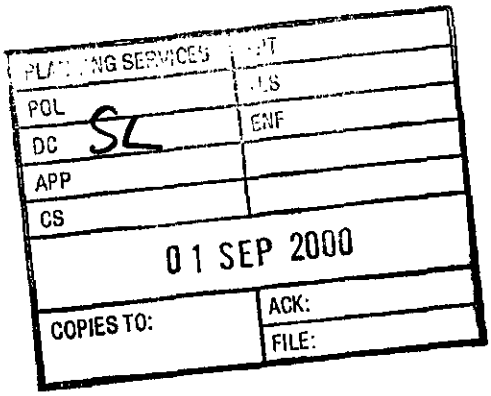
Fax (01635) 37784

DX 30802
NEWBURY

Our Ref: 00 08 31 MSP sah 01C144024

Your Ref: SL/VAR/2000/0429

31 August 2000



Mr S Lewis
Senior Planning Officer
Wokingham District Council
Planning Services
DX 33506 WOKINGHAM

Dear Mr Lewis

The Stables, Sandford Farm, Woodley

I thank you for your letter of 30 August 2000 and I look forward to hearing that the condition has been removed.

Yours sincerely

M S POYNTER
malcolm.poynter@clmsolicitors.co.uk

Senior Partner S. Burnell
Managing Partner P.F. Graham
Partners C.J. Ball
S. McMinn
L.M.C. Parker
H. Ellins
D.A.G. Small
P. Trincas
M. Poynter
M.V. Berrett
D. Thomas
Associates M.T. Samowski
M. Overend
R.G. Mead
H. Amin
N. Angel
Accountant R. Talbot ACA
Administration N. Rollo

Other Offices at Hungerford
Tel (01488) 682506
Fax (01488) 684824

Swindon
Tel (01793) 511055
Fax (01793) 610518

Wantage
Tel (01235) 771234
Fax (01235) 772234

Website www.clmsolicitors.co.uk

Community Legal Service

This firm is authorised by the Law Society in the conduct of investment business

Reply by

PLANNING SERVICES	PT 33707
POL	TLS
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31 AUG 2000	
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CLM SOLICITORS

Charles Lucas & Marshall
Address: Radnor House, 28 Bartholomew Street, Newbury, Berkshire, RG14 5EU
Tel (01635) 521212
Fax (01635) 37784
DX 30802 NEWBURY

Our Ref: 00 08 30 MSP saa 01C144024

Your Ref: SL/VAR/2000/0429

30 August 2000

Mr Lewis
Wokingham District Council
Planning Department

DX: 33506 WOKINGHAM

FAX: 0118 974 6385

Dear Mr Lewis

Building 1 The Stables Sandford Farm Woodley

I refer to my letter of the 1 August, a copy of which I enclose.

I enclose a further letter to you by my assistant of the 9 August.

The position in relation to this variation of condition is now being queried by the Solicitors for a prospective tenant of one of the buildings. I can only reiterate that although the reference number in the Architects original Planning Application was incorrect I wrote to you and pointed out this error at a very early stage and it is nonsense to believe that our client could possibly have intended to vary a condition on an unimplemented Planning Permission which was superseded by the appeal decision which, as you are well aware, was implemented. Could you please now confirm that the variation to the condition has been approved or provide an appropriate assurance for passing onto the Tenant's Solicitors.

Yours sincerely

M S POYNTER
malcolm.poynter@clmsolicitors.co.uk

Enc.

cc: Mr M D Coff

Senior Partner S. Burnell
Managing Partner P.F. Graham
Partners C.J. Ball, S. McMinn, L.M.C. Parker, H. Ellins, D.A.G. Small, P. Trincas, M. Poynter, M.V. Berrett, D. Thomas
Associates M.T. Samowski, M. Overend, R.G. Mead, H. Amin, N. Angel
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Reply Req

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CLM SOLICITORS

Charles Lucas & Marshall
Address: Radnor House
28 Bartholomew Street
Newbury
Berkshire
RG14 5EU

Tel (01635) 521212
Fax (01635) 37784
DX 30802 NEWBURY

Our Ref: DCB/JCC/01C144024

Your Ref: SL/VAR/2000/0429

9 August 2000

Mr Lewis
Wokingham District Council
Planning Department

DX 33506 WOKINGHAM

Dear Mr Lewis

Building 1 The Stables Sandford Farm Woodley

I am writing to enquire whether you were able to respond now to Malcolm Poynter's letter of 1 August to you.

The matter is urgent and we would be grateful for your earliest response.

Yours sincerely

DERYN BASSETT
deryn.bassett@clmsolicitors.co.uk

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CLM
SOLICITORS

Our Ref: 00 08 01 MSP sah

Your Ref: SL/VAR/2000/0429

01 August 2000 **(Dictated 31 July 2000)**

Mr Lewis
Wokingham District Council
Planning Department

DX: 33506 WOKINGHAM

PLANNING SERVICES	HPT 32584
POL	TLS
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02 AUG 2000	
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Reply Req'd

Charles Lucas & Marshall
Address *Radnor House*
28 Bartholomew Street
Newbury
Berkshire
RG14 5EU

Tel (01635) 521212

Fax (01635) 37784

DX 30802
NEWBURY

Dear Mr Lewis

Sandford Farm, Woodley – The Stables

Further to your letter of 28 June 2000 and our subsequent conversations you should have had the application for variation of the condition in relation to the appeal. Indeed this should have been with you some time and you had hoped that it would be finalised by the end of this month. I now have instructions as to a new letting at this property and I would be obliged therefore if you could confirm when the variation of the condition on The Stables appeal letter will formally be approved to remove condition number 3 so as to give unrestricted B1 use and in the meantime provide me with a letter of comfort for the prospective Tenant as you said you would in our last conversation if a letting should arise.

Needless to say this is urgent and your response accordingly would be appreciated.

Yours sincerely

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malcolm.poynter@clmsolicitors.co.uk

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A QUALITY SERVICE

This firm is authorised by the Law Society in the conduct of investment business

COPY

Our Ref: 00 08 01 MSP sah

Your Ref: SL/VAR/2000/0429

01 August 2000 **(Dictated 31 July 2000)**

Mr Lewis
Wokingham District Council
Planning Department

DX: 33506 WOKINGHAM

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malcolm.poynter@clmsolicitors.co.uk

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COPY

Our Ref: DCB/JCC/01C144024

Your Ref: SL/VAR/2000/0429

9 August 2000

Mr Lewis
Wokingham District Council
Planning Department

DX 33506 WOKINGHAM

Charles Lucas & Marshall
Address Radnor House
28 Bartholomew Street
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RG14 5EU

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Dear Mr Lewis

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deryn.bassett@clmsolicitors.co.uk

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4 15
4 29

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 16 May 2000
My ref. JM/SB
Your ref.

2/258

Mr M D Coff
Managing Director
Harry A Coff Limited
'C' House
Stanhope Road
CAMBERLEY
Surrey GU15 3AU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Coff

SANDFORD FARM HOUSE AND THE STABLE AT SANDFORD FARM, WOODLEY

Thank you for your letter of 11 May 2000 in which you enquire of the date that the application went to Committee.

Your two most recent applications were determined under delegated powers. They did not therefore go to Committee and I am consequently unable to let you have a copy of the minutes of the meeting.

I note that you have referred other matters to your legal advisors and in the circumstances will make no further comment.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Harry A. Coff Limited

Registered Office: **'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3AU**
Telephone: Camberley 01276 62262 Registered No. 326658 England
Fax: 01276 692368

Your Ref.

Our Ref.

PLANNING SERVICES	HPT
RCL	TLS
DC	ENF
APP	
CS	29258
12 MAY 2000	
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	FILE:

11 May 2000

The Head of Planning and Transportation

Wokingham District Council

P.O.Box 157

Shute End

Wokingham

Berks RG40 1WR

REPLY REQUIRED
26/5

Re: Sandford Farm House and The Stable at

Sandford Farm, Woodley

Dear Sir

S J Atkinson our agent, has copied me the approved permission appertaining to the above dated 3 May 2000. Now it is fact that your Authority insisted our applications went through the full process of a Planning Application.

I would ask you:

(1) To inform me the date of the Planning Committee meeting at which our application was approved.

(2) Let me have a copy of the minutes of that meeting.

I expect to receive the above information at the latest 10 working days from your receipt of this letter.

I would put on record that it has taken your Authority 14 weeks to determine our applications, which were very simple applications, only requiring an answer of yes or no.

Harry A. Coff Limited

Registered Office: **'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3AU**
Telephone: Camberley 01276 62262 Registered No. 326658 England
Fax: 01276 692368

Your Ref.

Our Ref.

(That subject matter will be dealt with by the Company's Lawyers in due course). You should be aware that we have noted the final application by Oracle for what is a very big and complex development, was approved within hours of their final submission which was materially different to the application which went through public participation, indeed on the same day as the Planning sub-committee met on the 26 April 2000. Now it is my opinion the way Oracle's application was dealt with leaves questions as to it's validity, (again a subject matter for the Lawyers). It is my opinion, and indeed it has been for years, that planning applications to the Wokingham District Council are not determined on merit but on the name of the applicant.

Yours faithfully

S. Gair

PP M D Coff

Managing Director

HARRY A COFF LIMITED

J. Mitchell copy

Tel. 0118 9746766
Fax. 0118 9746401
Date. 09 May 2000
My ref. jpe/coff
Your ref.

PLANNING SERVICES	HPT
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DC	ENF
APP	
CS	
10 MAY 2000	
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Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr M D Coff
Managing Director
Coff Holdings Limited
'C' House
Stanhope Road
Camberley
Surrey GU15 3BW

Dear Mr Coff

SANDFORD FARM, MOHAWK WAY, WOODLEY

Further to our meeting on 8th May 2000 I write to confirm the points discussed: -

1. I confirmed that you were provided with all monitoring data held by this department and data required as a result of statutory nuisance action taken by the Council under the Environmental Protection Act 1990. Any data from monitoring required between 1978-1997 is likely to be held by the Environment Agency as the Waste Regulatory Authority but you did not wish me to proceed with enquiries to obtain this additional information.

2. A refund was requested for certain plans that had been copied as part of the monitoring data. These plans were attached to the data submitted to this department and contained information regarding the monitoring results. These plans were copied to you in order to provide complete monitoring data as requested. Therefore, despite the return of these plans I can not now offer a refund for this work.

3. You advised myself and Mr Bradfield that you would not be carrying out a gas risk assessment or installing any gas protection measures in connection with the Farm House or Barn developments and would be sending written confirmation to this effect. This matter will need to be discussed with the planning and building control sections and your comments will be forwarded to the appropriate persons.

4. The location of the original and current cut-off trenches were discussed. You expressed a view that you had suffered a loss of income in the region of £1 million due to the Council not requiring the owners of Sandford Farm to carry out works to protect your properties from gas migration. You indicated that legal proceedings would now commence to recover these costs from the council.

Should you have any queries regarding these matters or feel I have left out any key points please do not hesitate to contact me.

Yours sincerely



JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

CC: Tim Kingswood, Head of Legal Services
Steve Kingston, Head of Public Protection
Neil Badley, Head of Building Control
John Mitchell, Development Control Manager

Harry A. Coff Limited

Registered Office: 'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3AU
Telephone: Camberley 01276 62262 Registered No. 328658 England
Fax: 01276 692368

Your Ref.

Our Ref.

Ms J Ellis 9 May 2000

Public Protection Division **FAX: 0118 974 6385 and Post**

Wokingham District Council Shute End

Wokingham

Berks RG11 1WL

Re: Gas/Sandford Farm

Dear Ms Ellis

Whilst there is no point in trying to confirm all of our discussion at the meeting on Monday 8 May 2000 regarding the above subject matter I will put on record the conclusion:

(1) H A COFF Limited do not intend to waste any more money regarding the subject matter.

(2) H A COFF Limited intends to complete the development, which we anticipate, will be at the latest mid July 2000.

(3) H A COFF Limited on completion of the development will either (A) occupy the properties and (B) or let same.

(4) H A COFF Limited will in due course instruct lawyers to recover losses incurred to date (in excess of £1 Million)

In the format of the Planning Office the reasons being:

Harry A. Coff Limited

Registered Office: 'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU16 3AU
Telephone: Camberley 01276 62262 Registered No. 326858 England
Fax: 01276 692368

Your Ref.

Our Ref.

(A) Whilst you took action to protect a housing site that was only built a few years ago, (despite Mr Naylor's expert advice), you took no action at all to protect our properties which were built in 1835. The result of which was our properties have been blighted for the last four years.

(B) Your office provided information which was to say the least, misleading.

To conclude it is my opinion the Wokingham District Council has been guilty of gross negligence and that statement will in all probability be amended in due course.

Yours sincerely

S-gavin
M D Coff

Managing Director

HARRY A COFF LIMITED

CFI: Legal Dept-WDC, Bradfield-WDC, R P Coff Director/Secretary-H A COFF Ltd, Ellins-Charles Lucas and Marshall-H A COFF Limited's Lawyer.

J. H.

Harry A. Coff Limited

Registered Office: 'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3AU
Telephone: Camberley 01276 62262 Registered No. 326658 England
Fax: 01276 692368

PLANNING SERVICES | HPT
TLS
DC | EHF
APP
CS
18 MAR 2000
COPIES TO: | ACK:
FILE:

Your Ref.

Our Ref.

Ms J. E.

S. E. H. O.

Wokingham District Council

Shute End, Wokingham, Berkshire.

RG11 1WL

15 March 2000

By Fax: 0118 974 6401 and post

Re: Sandford Farm, Woodley

Dear Ms J.E.

Your Authority put a condition of maximum noise levels (i.e.)68 dB) on the operation of the gravel plant on the above site. Now despite your Authority knowing their level was being exceeded in mid 1999, you took no action against them for BLATANT breach of planning conditions. (I can assure you I can substantiate that statement).

I would put you on notice that during the whole of week commencing 8 May 2000 I had a dB meter on site (brand new with a certificate of calibration accuracy of + or – 1.5 dB.) This recorded levels of dB during the week were constantly in excess of 85 dB and on many occasions exceeded 100 dB. The result of these recordings is:

(A) The operator is in BLATENT breach of the conditions attached to his planning consent and indeed has been for a great number of years, indeed since 1978.

(B) Because of the Breach referred to in (A) above the operator is creating a very serious health hazard, very much more serious than smoke from a bonfire!?

Harry A. Coff Limited

Registered Office: **'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3AU**
Telephone: Camberley 01276 62262 Registered No. 326658 England
Fax: 01276 692368

Your Ref.

Our Ref.

One has to ask oneself why your Authority has let this situation go on for so long. Well, I have the answer to that. However, it can be left in the pending tray at this moment in time.

Now obviously you will want to check what I have stated is correct. That should take no longer than 2 hours from the timed receipt of this letter following which you will have time to serve an abatement notice on the operator before close of business (i.e. 6.00 p.m.) today 15 May 2000.

Now I am a great believer in all persons playing to the same rules and that includes bureaucrats. So in fairness to the operator you should give him 5 hours to discontinue the statutory nuisance as you kindly did to me when I was allegedly burning wood on land adjacent to Sandford Manor.

I will make my position very clear to you, which is, in the event your Authority do not take immediate action regarding this subject matter, I will. The reason being I have a number of builders working on the Farmhouse and Barn redevelopment and indeed I am on site 90% of the time myself, and I have no intentions of having health problems which would be due to the gross negligence (if not criminal negligence) of your Authority not taking immediate action against the operator to force him to reduce the dB levels of his operation to a maximum of 68 dB, which your Authority made as a condition of his planning consent. The only reason you have not received this letter during the period

Harry A. Coff Limited

Registered Office: 'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3AU
Telephone: Camberley 01276 62262 Registered No. 326658 England
Fax: 01276 692368

Your Ref.

Our Ref.

1978-1999 is because you will know our properties have not been occupied even though they have had planning consent for re-development for the last 6 years.

Yours sincerely

pp S.Gavin
M D Coff

Managing Director

HARRY A COFF LIMITED

CFI: Legal Officer-WDC
Mr Lewis-WDC
Chief Planning Officer-WDC

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

CHARTERED
ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

PLANNING SERVICES	HPT 25793
POL	TLO
DC ✓SL	ENF
APP	
CS	
10 FEB 2000	
COPIES TO:	ACK:
	FILE:

8th February 2000

Attn Mr S Lewis
Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks

Re: Sandford Farm and Stables, Farmhouse and Barn.
Applications: VAR/2000/0429 and VAR/2000/0415.

Dear Mr Lewis,

Further to a letter from Charles, Lucas and Marshall concerning an omission in the above applications, referring to later appeals. I would be grateful if you would add to each of the above applications their respective appeal numbers. The number for the stables was 42283 (var). I am not sure of the number for the farmhouse and barn.

Yours sincerely,

Steve Atkinson.

House plans
House extensions
Alterations & repairs
Conservatories

Energy surveys
Energy conservation
Acoustic advice
Garden designs

Listed Buildings
Building Regulation Application
Planning Applications
Local Authority Grants

Building Defects
Offices & Shops
Industrial Buildings
Change of Use

Our Ref: 00 01 25 MSP sah 01C14408

Your Ref:

25 January 2000

Mr Lewis
Wokingham District Council
Planning Department
DX 33506 WOKINGHAM

PLANNING SERVICES	HPT 25254
PWL	TLS
DC	ENF
APP	
CS	
27 JAN 2000	
COPIES TO:	ACK:
	FILE:

CLM SOLICITORS

Charles Lucas & Marshall
Address Radnor House
28 Bartholomew Street
Newbury
Berkshire
RG14 5EU

Tel (01635) 521212

Fax (01635) 37784

DX 30802
NEWBURY

Dear Mr Lewis

Sandford Farm, Woodley – The Stables

We spoke recently concerning the above. I act for Michael Coff/Coff Holdings Limited in relation to this property.

Application was made by Steve Atkinson on 19 January this year to amend the conditions 3 and 4. A reference was made to Planning 41577 but in fact that permission was appealed and Mr Atkinson should have contacted you to clarify that the reference is, we believe, 42283 (VAR) made on 21 January 1994.

There is an anomaly between this and the permission on the barn which we understand to be within 100 yards of these buildings. We were just about to conclude Leases for the buildings and the matter is therefore very urgent. Clearly the conditions are anomalous and we would be obliged if Mr Atkinson's application could be dealt with as quickly as the procedures permit.

Yours sincerely

M S POYNTER
malcolm.poynter@clmsolicitors.co.uk

cc: Mr M D Coff
Mr S Atkinson

Chairman F.P.D. Flory
Senior Partner S. Burnell
Managing Partner P.F. Graham
Partners C.J. Ball
S. McMinn
L.M.C. Parker
H. Ellins
C.J.C. Jones *Notary Public*
D.A.G. Small
P. Trincas
M. Poynter
M.V. Berrett
D. Thomas
M.T. Samowski
M. Overend
R.G. Mead
Associates H. Amin
K. Jones
Accountant R. Talbot ACA
Administration N. Rollo

Other Offices at Hungerford
Tel (01488) 682506
Fax (01488) 684824

Swindon
Tel (01793) 511055
Fax (01793) 610518

Wantage
Tel (01235) 771234
Fax (01235) 772234

Website www.clmsolicitors.co.uk

A QUALITY SERVICE

This firm is authorised by the Law Society in the conduct of investment business

Our Ref: 00 02 11 MSP sah 01C14408

Your Ref:

11 February 2000

Mr Lewis
Wokingham District Council
Planning Department
DX 33506 WOKINGHAM

PLANNING SERVICES	HPT
POL	TLS 25872
DC SL	ENF
APP	
CS	
14 FEB 2000	
COPIES TO:	ACK:
	FILE:

CLM SOLICITORS

Charles Lucas & Marshall
Address Radnor House
28 Bartholomew Street
Newbury
Berkshire
RG14 5EU

Tel (01635) 521212

Fax (01635) 37784

DX 30802
NEWBURY

Dear Mr Lewis

Sandford Farm, Woodley – The Stables

Further to my letter of 25 January 2000 I was primarily concerned in that letter with the Stables. My client has also asked me to point out to you that as well as the Stables the Farmhouse also has this condition on and that is only 50ft from the Barn which does not.

Yours sincerely

M S POYNTER
malcolm.poynter@clmsolicitors.co.uk

Chairman F.P.D. Flory
Senior Partner S. Burnell
Managing Partner P.F. Graham
Partners C.J. Ball
S. McMinn
L.M.C. Parker
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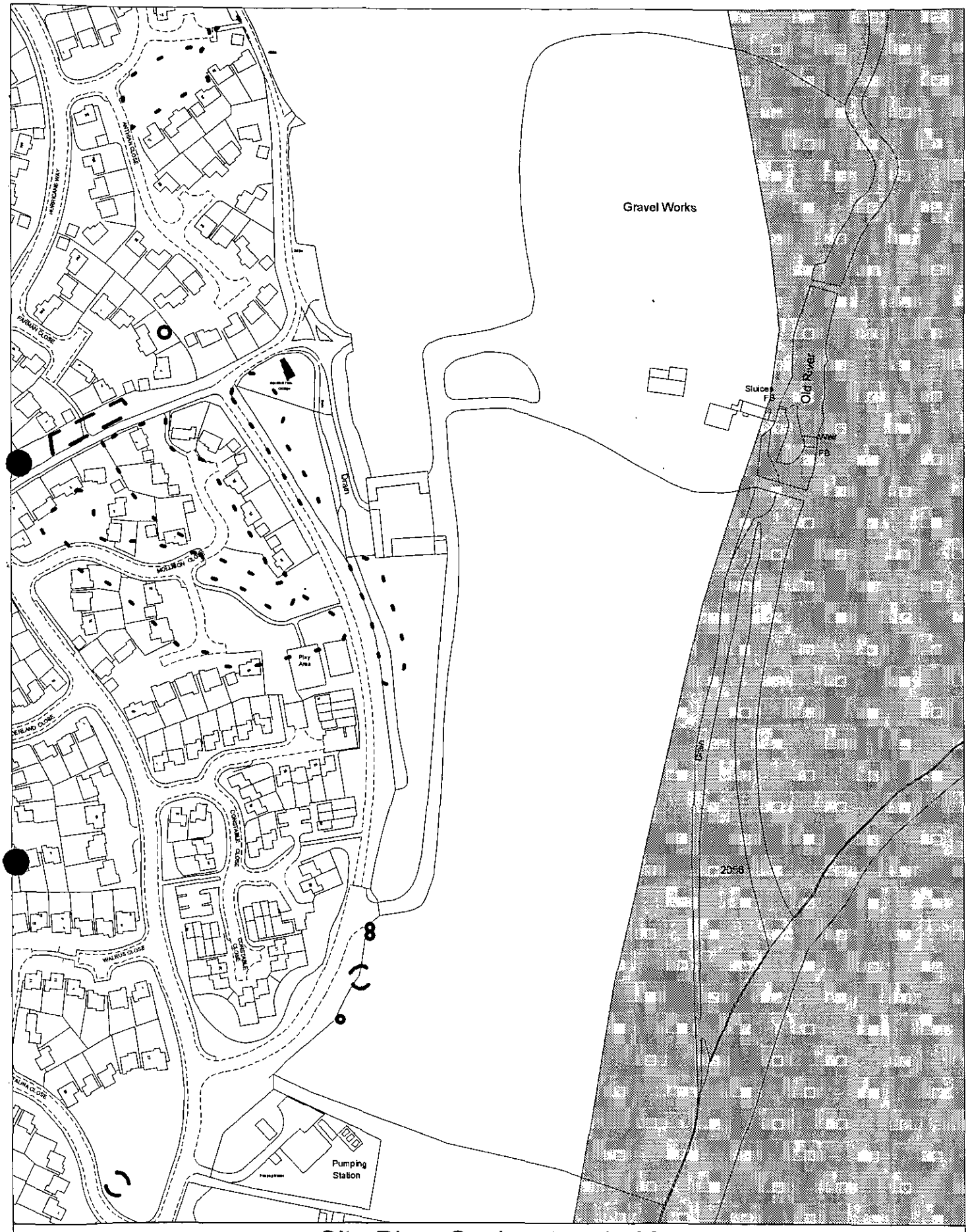
24 JAN 2000
6429



Site Plan, Scale: 1 to 2500

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Date: 26 January 2000

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Development Control Section, Environmental Services, Wokingham District Council.

26 January 2000

Scale: 1 : 1250

N
W E
S

Received by Wokingham District Council

Application No: VAR/2000/0429

Proposal:
Proposed variation to condition 03 of consent 41577 to allow unrestricted office (B1) use.

Location:
Sandford Farm The Stables, Mohawk Way, Woodley, 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR *to arrive on or before* 24/02/2000. *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


24.JAN.2000* 0429
Gravel Pit
Gravel Works
Gravel Pit
Gravel Pit
Lovers Lake

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, RG40 1WR

FOR OFFICE USE ONLY

24 JAN 2000* 0429

1.	APPLICANT'S NAME	COFF HOLDINGS LTD
	ADDRESS	C/HOUSE STANHOPE ROAD, CAMBERLEY SURREY
	POST CODE	GU15 3BW PHONE 01276 62262
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	S. J. ATKINSON.
	ADDRESS	44 BASINGSTOKE ROAD, READING BERKS.
	POST CODE	RG2 0EL PHONE 0118 921 1223
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	(STABLES) OUTBUILDINGS, SANDFORD FARM, WOODLEY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		OFFICES (B1)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.52Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNERS.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	LOCATION PLAN 1:2500

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	41577 03

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 ?

		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.

B1.

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 — 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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: N/A

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

N/A.
UNCHANGED.

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
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? 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.

£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 COFF HOLDINGS LTD DATE 20th JAN 00

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)	462.			
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				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	462.			

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	15.	
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.

B1 OFFICE USE.

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

UNKNOWN.

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
NOT KNOWN.			

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".

To:
Highways

From: Simon Lewis

Date: 31 January 2000

Application Number: VAR/2000/0429

Proposal: Proposed variation to condition 03 of consent 41577 to allow unrestricted office (B1) use..

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

Applicant:
Coff Holdings Ltd C/O S.J Atkinson.

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

THE HIGHWAY AUTHORITY DOES NOT WANT TO RESTRICT THE GRANT OF PERMISSION

N.S. Trotter

24-2-00

(1) SANDFORD FARM PC 23 094 001

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. Miles	Pair of S/D. Agricultural Cottages in grounds of Farm	14.12.48	App. App
R/81/60	Mr. G. Loring	Alterations & Addits.	10.5.60	App App
O/51/66	Fern Hill Sand & Gravel Co Ltd	Outline - Residential, commercial or industrial use of land etc.	22.4.66	N/A - Refu
M/1/66	" "	Excavation of Sand & Gravel & preparation for redevelopment	22.4.66	N/A - Refu
04134	Harry A Coff Ltd	Winning & working of sand & gravel		
04143	" "	" " "	21.6.77	N/A C/A
07809	Summerleaze Gravel Co Ltd	Washing Erection of sand & gravel		C/A
BR10180	"	OFFICE & STAFF ROOMS	26.2.79	APP N/A
-10700	H.A. COFF LTD	INFILL OF GRAVEL WORKINGS PER COND. ON 04143	9.2.88 FINAL LEVELS	COND. 6 C/A
15631	SUMMERLEAZE GRAVEL CO. LTD.	LG. TO LG. GRAVEL PROCESSING PLANT TO PROVIDE ADD SCREEN CRUSHER & CONVEYORS	4.11.81	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) E

ADDRESS SANDFORD FARM. PARISH WOODLEY (4

PLOT No. ORD. SHEET No. SU 7873

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15761	Summerleaze Gravel Co Ltd	Temp offices & canteen facilities, also care-takers caravan	25.9.81	N/A C
15762	" "	Conv of ground floor to caretaker's flat.	25.9.81	N/A C
15740	" "	Bailey Bridge over river between Whistley Court Farm & Sandford Fm	27.8.81	P.D
16754	"	WEIGHBRIDGE & OFFICE	14.6.82	T
BR18165	"	ALTS. & RENOVATIONS FOR USE AS OFFICES & CARETAKERS FLAT	29.3.82	APP N
-17345	"	AMEND. OF 04143		Read C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) SANDFORD FARM MOHAWK WAY

ADDRESS ~~BEGGARS HILL ROAD~~ PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.4873 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20155	SUMMERLEAZE GRAVEL	TEMP. BRIDGE OVER RIVER TO REMOVE & REFILL	18.11.83 ~~20.10.83~~	N/A C/A
20975	"	RE 10700 WITHOUT COMPLYING WITH	4.6.84	N/A REF
		CONDS 7, 8, 17 & 19		
22213	"	ADD. CEMENT SILO FOR CONCRETE	12.3.85	C/A
22442	"	BATCHING PLANT		
↓	"	RADIO AERIAL	19.12.84	N/A C/A
22756	"	AMEND. TO APP. SCHEMES	26.6.85	N/A C/A
		RE WORKING & INFILLING		
		INCL. IMPORT OF PAPER ETC.		
24314	"	AMEND APPR. SCHEME OF	3.12.85	C/A
~~29519~~		INFILLING		
29519	"	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 ~~[illegible]~~ ~~35017~~ " ~~SALT & PUMPING LAGOONS / WEIGHBRIDGE 9.5.90~~

(4) ADDRESS SANDFORD FARM MOHAWK WAY ~~BEGGARS HILL ROAD~~ PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 7873 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34886	SUMMERLEAZE LTD.	VAR. ON 04143 / 07809	17.8.90	C/A
		TO PERMIT THE IMPORTATION		
		OF SAND & GRAVEL & RETENTION		
		OF EX. PLANT & EQ.		
34887	"	VAR. ON 16754 &	17.8.90	C/A
		15762 - RET. OF WEIGHBRIDGE		
		& ASS. OFFICE BLDG. - CONT.		
		USE OF SANDFORD FARM		
		HOUSE AS OFFICES, CANTEEN		
		MESS ROOM, CARETAKER'S FLAT		
34888	"	VAR. COND 2 ON 20155 -	18.7.91	31.12.2
		RETENTION OF BRIDGE		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 ~~[illegible]~~ 35017 " SALT & PUMPING LAGOONS / WEIGHBRIDGE 9.5.90 C/A

(5) ADDRESS Sandford Farm Mohawk Way PARISH Woodley

PLOT No. ~~off Beggars Hill Road~~ ORD. SHEET No. SU. 7873 43

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
*38464	• ~~Invalid~~ Summerleaze	C/O/USE TO FORESTRY & NATURE CONS. LAKE/RETENTION OF HAUL ROAD	26.3.93	C/A 11.4.
*38475	• Summerleaze Ltd.	VAR. COND. 29 of 04143	24.1.92	11.4.
		TO EXT. PERIOD OF MINERAL	12.2.92	C/A
		EXTRACTION		
*40390	• "	CANTEEN & TOILET FACILITIES (APP UNDER 40390)	11.2.93	31.12.2
*41530	• Summerleaze	RELOC. TOILET/CANTEEN	6.10.93	31.12.2
**41576	• Harry Coff Farmhouse	TO OFFICE/BARN TO STORAGE	26.11.93	C/A
**41577	Harry Coff Stables	TO B1 RETURB	17.11.93	C/A
*41818	W/DR Farmhouse?			
*42184	• Summerleaze	WEIGHBRIDGE OFFICE/EX. STABLES OFFICE AS MANAGER'S OFFICE/STORE	22.3.94	31.12.
42283	APPEAL Harry Coff	RELAX. COND 1 ON 41577	8.4.94	Rel
EP94/2398	" Farmhouse	RETURB. OF FARMHOUSE INTO OFFICES	21.4.94	Rel

DATE OF COMPLETION

MINISTRY DECISION 42283 - * APPEAL ALLOWED - 18.8.94

SPECIAL ORDERS * EXPIRY DATE 31.12.2000 OR WITHIN 1 YEAR OF COMPLETION OPERATI

~~DRAINAGE~~ WHICHEVER IS THE EARLIER.

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

1933 (6)

Sandford Farm

ADDRESS Mohawk Way PARISH Woodley

PLOT No. ORD. SHEET No. SU. 4873 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
42910 APPEAL	• Harry Coff	RELAX. 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
		PERMITTING MATERIAL USED		
		IN CONCRETE MANUF. OTHER		
		THAN THAT IMPORTED FROM		
		W.C. FARM & LEA FARM		
43926	Harry Coff	PART C/O/USE & 1ST FLOOR	6.3.95	Rel
		LET TO UNIT 3 - CARETAKERS' BUNGALOW		
		STABLES - RE 41577		
96/64082/O	APPEAL	O/L. RES. DEV. ETC		
96/64496/F	• Summerleaze	NEW VEH. ACCESS. RELOC. PROC. PLANT ETC	21.7.97	C/
96/64520/O	Hicks Persimmon Ltd	O/L. RES. DEV./REMOVAL OF INFILL/REPLACE WITH INERT MATERIAL	22.1.98	Re

MINISTRY DECISION APPEAL 42910 - APPEAL ALLOWED - 17.1.98

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	Decisi
97/66152/V	• SUMMERLEAZE	RETENTION GROUND CONVEYOR	11.11.97	31.12.20
97/66153/V	• "	" WEIGHBRIDGE OFFICE / LAUNDRY MANAGER'S OFFICE	11.11.97	31.12.2
97/66154/V	• "	" CANTEEN / TOILETS	11.11.97	31.12.20
97/66155/V	• "	" BRIDGE OVER OLD RIVER LODDON	11.11.97	31.12.20
97/66156/V	• "	" HAUL ROAD	17.11.97	31.12.2
97/66157/V	* "	VAR. CONDS 2/3 OF 34886	11.11.97	31.12.20
97/66158/V	* "	" " 1/2/3/23	11.11.97	31.12.20
~~97/66151/V~~				
97/66159/V				
99/68971/V				
C/41577/07	Harry A. Coff	Details to comply with cond. 07 of Consent 41577 = App. of Landscaping	26.3.99	
99/69524/0				
FP99/8344	Harry A Coff	Refurb & C. of U. of B1 Units	12.2.99	REF

MINISTRY DECISION * 66158 – RETENTION SALT LAGOONS & WEIGHBRIDGE UNIT

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

1933

(8) SANDFORD FARM

ADDRESS MOHAWK WAY PARISH WOODLEY

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
FP99/8344/A	Harry A Coff Ltd.	Refurb & C. of U. to B1 Units	20.4.99	C/A
99/70325/F	Coff Holdings	C. of U. to offices Renew 41576 & 42283	5.10.99	C
99/70477/F	Coff Holdings Ltd	C. of U B8 barn → B1 office + 1st fl. & dormer extensions	24.11.99	C

MINISTRY DECISION

SPECIAL ORDERS

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, RG40 1WR

FOR OFFICE USE ONLY

24.JAN.2000* 0429

1.	APPLICANT'S NAME	COFF HOLDINGS LTD
	ADDRESS	C HOUSE STANHOPE ROAD, CAMBERLEY SURREY
	POST CODE	GU15 3BW PHONE 01276 62262
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	S. J. ATKINSON.
	ADDRESS	44 BASINGSTOKE ROAD, READING BERKS.
	POST CODE	RG2 0EL PHONE 0118 921 1223
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	(STABLES) OUTBUILDINGS, SANDFORD FARM, WOODLEY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		OFFICES (B1)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.52Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNERS.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	LOCATION PLAN 1:2500

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 41577 Conditions to be relaxed 03

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 ?

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.

B1.

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 — 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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/NO

If no, please give details N/A.

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

N/A.
UNCHANGED.

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
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? 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.

£95.0

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 COFE HOLDINGS LTD DATE 20th JAN 00

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)	462.			
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				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	462.			

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	15	
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.

B1 OFFICE USE.

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

UNKNOWN.

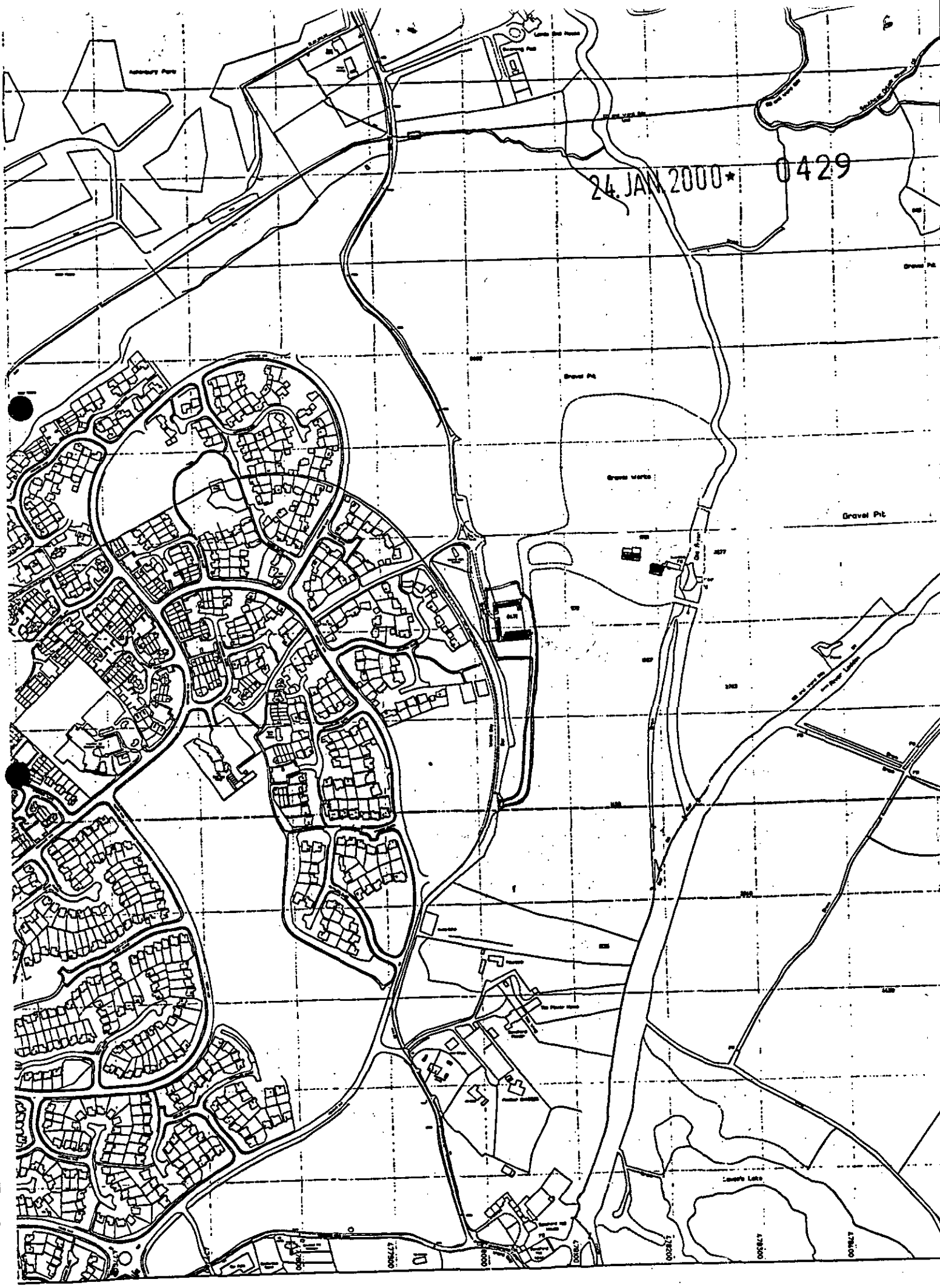
29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
NOT KNOWN.			

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".


24 JAN 2000*
0429
Gravel Pit
Gravel Works
Gravel Pit
River London
Lowe's Lake

Tel. 0118 974 6454 (Direct Line)
E-mail: simon.lewis@wokingham.gov.uk
Date. 28 June, 2000
My ref. SL/VAR/2000/0249 429
Your ref. 00 06 21 MSP sah 01C14408

Mr M.S.Poynter
CLM Solicitors
Radnor House
28 Bartholomew Street
Newbury
Berkshire
RG14 5EU

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Poynter

RE.THE STABLES, SANDFORD FARM, WOODLEY

I refer to your letter dated 21 June 2000 in respect of the above.

I can confirm that the Inspector's decision letter which granted the variation of condition ref:42283 did include a list of conditions as you rightly point out. Condition no.3 of this permission does relate to the limitation of working hours. Unfortunately, the recent application ref:VAR/2000/0429 was for the variation of condition no.3 of planning permission ref:41577 and not for condition no.3 of planning permission ref:42283(VAR). Therefore, condition no.3 of planning permission ref:42283(VAR) is still enforceable and would therefore need a separate variation of condition application.

If you need to discuss this further then please contact me. I realise that has been difficult for you and I apologise for the delay this has caused. I should now be available in the office on most days.

Yours sincerely

S LEWIS
Senior Planning Officer

CLM SOLICITORS

Charles Lucas & Marshall
Address Radnor House
28 Bartholomew Street
Newbury
Berkshire
RG14 5EU

Tel (01635) 521212

Fax (01635) 37784

DX 30802
NEWBURY

Our Ref: 00 06 21 MSP sah 01C14408

Your Ref: SL/VAR/2000/0429

21 June 2000

30859

PLANNING SERVICES	HPT
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CS	
22 JUN 2000	
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Mr S Lewis
Wokingham District Council
Environmental Services Department
DX 33506 WOKINGHAM

Reply rqd -

Dear Mr Lewis

The Stables, Sandford Farm, Woodley

I thank you for your letter of 15 June 2000. I am sorry if I am being obtuse but I do wish to be absolutely clear that the condition as to limited hours has been removed fully and totally. The reason I query the position is that paragraph 16 of the appeal letter of the 10 August 1994 under reference 42283 (Var) states that permission is granted subject to conditions. Number 3 of those conditions is the limitation on hours and I would be obliged, therefore, if you could confirm that the result of the recent decision is a removal of that condition. Again, I have tried to phone you but gather you were out for the week on holiday. Hope you had a good time. I would be obliged if this could have your urgent attention upon your return.

Yours sincerely

M S POYNTER
malcolm.poynter@clmsolicitors.co.uk

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Senior Partner S. Burnell
Managing Partner P.F. Graham
Partners C.J. Ball
S. McMinn
L.M.C. Parker
H. Ellins
C.J.C. Jones *Notary Public*
D.A.G. Small
P. Trincas
M. Poynter
M.V. Berrett
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Tel. 0118 974 6454 (Direct Line)
E-mail: simon.lewis@wokingham.go.uk
Date. 15 June, 2000
My ref. SL/VAR/2000/0429
Your ref. 00 05 26 01c14408

Mr M.S.Poynter
CLM Solicitors
Radnor House
28 Bartholomew Street
Newbury
Berkshire
RG14 5EU

Environmental Services Department
Planning Services
P.O. Box 157
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Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Poynter

RE. THE STABLES, SANDFORD FARM, WOODLEY

I refer to you letter dated 26 May 2000 in respect of the above and I apologise for the delay in responding to this.

I can confirm that the original planning permission granted on 26 November 1993 for the change of use and refurbishment of the stables to B1 use has the reference 41577. Planning permission was subsequently granted at appeal on 10 August 1994 for the variation of condition no.1 of this consent. This permission has the reference 42283 (VAR). Therefore, the recent application reference VAR/2000/0429 related to the variation of condition no.3 of the original planning permission for the stables (reference 41577).

I hope this clarifies the situation.

Yours sincerely

S LEWIS

Senior planning Officer

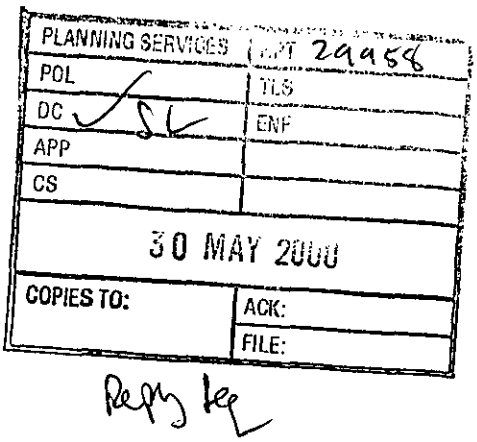
CLM SOLICITORS

Our Ref: 00 05 26 01C14408

Your Ref:

26 May 2000

Mr Lewis
Wokingham District Council
Planning Department
DX 33506 WOKINGHAM



Charles Lucas & Marshall
Address Radnor House
28 Bartholomew Street
Newbury
Berkshire
RG14 5EU

Tel (01635) 521212

Fax (01635) 37784

DX 30802
NEWBURY

Dear Mr Lewis

Sandford Farm, Woodley – The Stables

I have tried several times to phone you and keep missing you and have left messages.

I just want to check the position in relation to The Stables at Sandford Farm in relation to the recent variation to condition.

The application number in that case was VAR/2000/0429.

My understanding is that The Stables were developed under the permission arising from an appeal letter in August 1994, the application reference was 42283 (VAR). However, the above application Notice of Permission states that it is a variation to condition 3 of consent 41577 and it is this I am trying to clarify.

Yours sincerely

M S POYNTER
malcolm.poynter@clmsolicitors.co.uk

Chairman F.P.D. Flory
Senior Partner S. Burnell
Managing Partner P.F. Graham
Partners C.J. Ball
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STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

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Reply Rqd.

CHARTERED
ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

17th May 2000

Attn Mr S Lewis
~~Planning Dept~~
Wokingham District Council
Shute End
Wokingham
Berks

Re : Sandford Farm, Mohawk Way, Woodley.

Dear Mr Lewis,

Further to my letter of 8th February and a letter from Mr Poynter solicitor regarding reference to application numbers, these were not added to the consent, I would be grateful if you could attend to this.
Thank you.
Yours sincerely,
Steve Atkinson.

House plans
House extensions
Alterations & repairs
Conservatories

Energy surveys
Energy conservation
Acoustic advice
Garden designs

Listed Buildings
Building Regulation Application
Planning Applications
Local Authority Grants

Building Defects
Offices & Shops
Industrial Buildings
Change of Use