SOUTHPORT U.K.
LONDON OFFICE

(SYSTEMS LTD

APPLICATION NO:
F/2000/0597

LOCATION:
Loddon Court Farm Beech Hill Road, Spencer Wood Reading.

APPLICANT:
Mr & Mrs Crocker C/O Colin Dawson & Associates

PROPOSAL:
Proposed change of use from caravan storage to car storage

EARLIEST DATE FOR DECISION: **18/03/2000**

APPLICATION EXPIRY DATE: **11/04/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Crocker
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Reading
Berks
RG10 9PY

Application Number: F/2000/0597

Parish: **SWALLOWFIELD**

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

Proposal: **Proposed change of use from caravan storage to car storage**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. Within 2 months of the date of this permission a scheme of landscaping shall be submitted to the Local Planning Authority which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Condition
3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November 2000 - 31 March 2001) and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
4. Deliveries and collections of cars for storage shall not be made to or from the site other than between 0730 hours and 1800 hours Monday to Friday, between 0800 hours and 1800 hours on Saturday and at no time on Sundays or

Bank or other Public Holidays, without the prior agreement in writing of the Local Planning Authority.

Condition
5. Within one omonth of the date of this permission, details of proposed advanced warning signs to be installed in Beech Hill Road shall be submitted to and approved in writing by the Local Planning Authority. The applicant shall then provide for the installation of the approved signs in agreement with the highway authority within 2 months of obtaining approval in writing.

Condition
6. Car transporters shall not be used to deliver or collect cars for storage.

Condition
7. Vehicles shall only be stored on land within the red line (excluding the access roads).

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

Reason
2. In the interests of visual amenity.

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of highway safety and convenience.

Reason
6. In the interests of highway safety and convenience.

Reason
7. In the interests of visual amenity.

John Mitchell

John Mitchell
Development Control Manager
Date: 25th April 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.

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying

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

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23 AUG 2000

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	FILE:

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Mrs A Odell

Our Ref:CED/BK/510
18th August 2000

Dear Sir

RE; PLANNING CONSENTS NOS F/2000/0597 AND F/2000/0599 LODDON COURT FARM BEECH HILL ROAD, SPENCERS WOOD

With regards to the above planning consents I would formally write to request your written approval to conditions imposed on the approvals as follows:-

Planning Application F2000/0597 – Proposed Change of Use from Caravan Storage to Car Storage

Condition 2

There is currently no trees or hedgerows that exist on the land within or adjacent to this site of the car. and therefore, no protection measures are proposed. The landscaping scheme submitted and approved with the application will substantially screen the area of storage once matured.

Condition 5

I attach details received from Engineering Services in respect of proposed signs along Beech Hill Road which my clients are willing to fund.

Cont/d.....

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

Planning Application F2000/0599 – Proposed Change of Use of Three Agricultural Buildings to Light Industrial Use

Condition 7

I attach two copies of my drawings D510-01 Revision C indicating amended proposals in respect of car parking provision and manoeuvring layouts adjacent to the buildings for your approval.

Condition 8

I would refer you to the above item regarding advanced warning signs in Beech Hill Road.

In respect of all other conditions imposed on both approvals, these relate to restrictions on time, use and deliveries which will be adhered to by my clients.

I would be pleased to receive your written approval to discharge the conditions which require prior approval.

Yours faithfully

Colin Dawson

Encs;

Tel: 0118 974 6331 (Direct Line) Fax. 0118 974 6313

Date: 26 July 2000

Your Ref:

My Ref: LC/JB/H1

Mr C. Dawson,
Colin Dawson and Associates,
Malvern House,
1, Malvern Way,
Twyford,
Berkshire,
RG10 9PY

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Dawson,

LODDON COURT FARM, BEECH HILL ROAD, SPENCERS WOOD

As instructed by Mr Callaghan of this office, please find enclosed a location plan and sign design for the warning signs in advance of each entrance.

The two signs used are both diagram 506.1 (side road ahead) as specified in The Traffic Signs Regulations and General Directions 1994. They are to be 750mm in height and approximately 150m in advance of the two junctions.

The cost of installing the two signs will be approximately £260.00 based on the standard schedule of rates of the Council's term contractor.

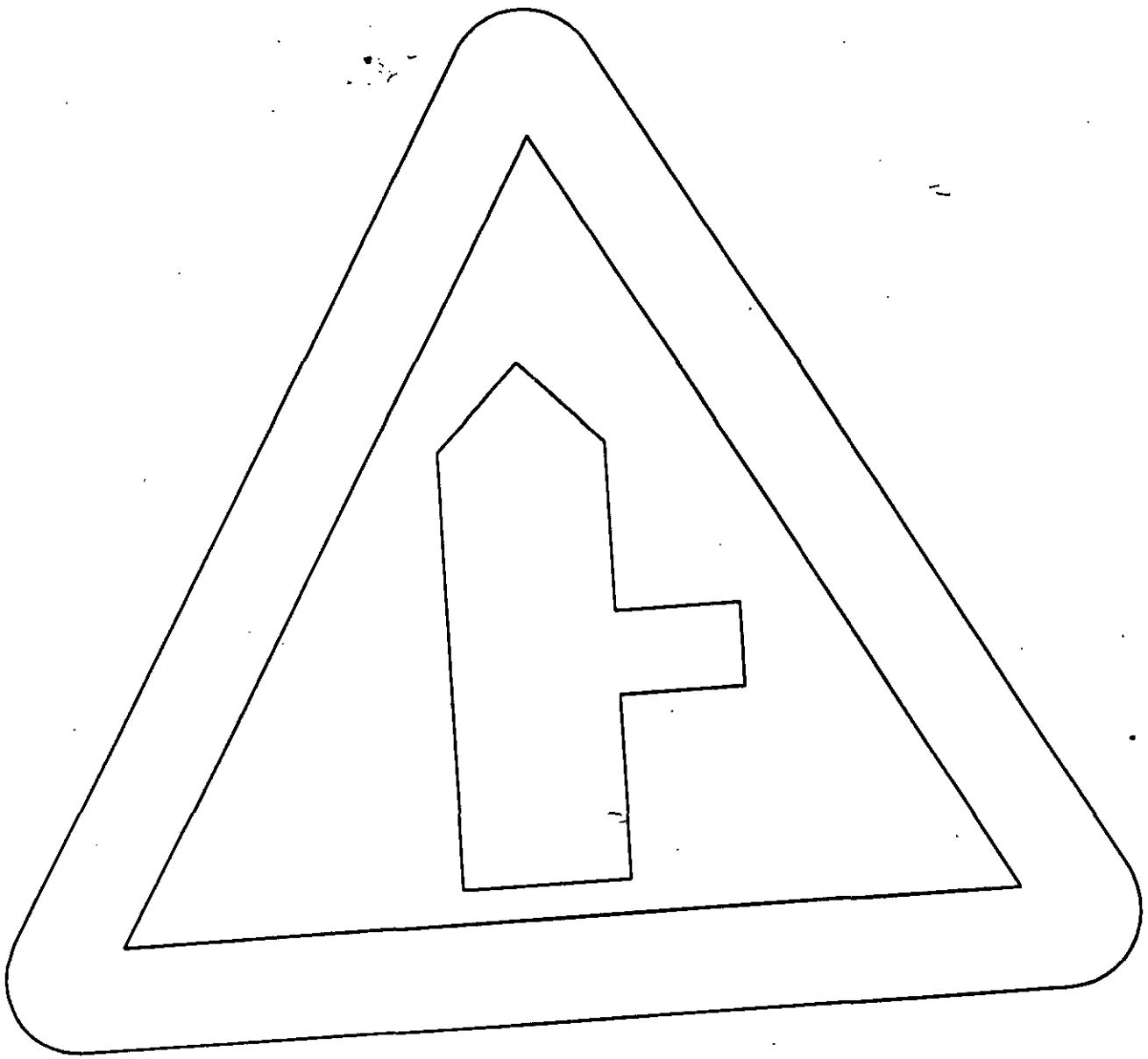
I hope this quotation is of interest to you. If you have any further queries regarding this matter please contact me on the number above.

Yours sincerely,

Lewis Clapton
Engineering Technician

Enc.

&110



NOTES

Dimensions (in mm):
Width: 849, Height: 750
x-Height: 0
Area: .64 sq m

Mounting height: 2.1m

Class 1 Reflective

Loddon Court Farm

SIGNPLOT v5.70	Scale 1: 5
Drawn by: L Clapton	
Date: 25-07-00	
Path: C:\SPLOT	Drawing No.
Data File: WARNING	
Block: 506-1A>	

M. Moon
C.Eng., M.I.C.E.
Head of Engineering,
Wokingham District Coun
P.O. Box No. 153,
Shute End,
Wokingham,
Berks. RG40 1WL
Tel (0118) 9746000
Fax (0118) 9746313

For Reference

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Crocker
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Reading
Berks
RG10 9PY

Application Number: F/2000/0599

Parish: **SWALLOWFIELD**

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

Proposal: **Proposed change of use of 3 agricultural buildings to light industrial (B1c) 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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no development shall take place under the terms of Class A of Part 8 of Schedule 2 of that Order in connection with the uses hereby approved.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no development shall take place under the terms of Class A of Part 6 of Schedule 2 of that Order within the boundary of Loddon Court Farm as defined by the blue line on Drawing No. D510-05 received on 23rd March 2000.

Condition
4. No storage, industrial or other business use shall take place outside the buildings except the parking, manoeuvring and loading and unloading of vehicles.

Condition
5. No external lighting shall be installed unless details of the position, height, design and intensity have first been submitted to and approved in writing by the Local Planning Authority.

Condition
6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of, the premises to which the application refers.

Condition
7. Within one month of the date of this permission, a detailed plan identifying parking space allocations and manoeuvring layout shall be submitted to the Local Planning Authority. The parking and manoeuvring areas shall then be marked out in accordance with the approved details within two months of approval of these details, and kept available for parking and manoeuvring at all times.

Condition
8. Within one month of the date of this permission, details of proposed advanced warning signs to be installed in Beech Hill Road shall be submitted to and approved in writing by the Local Planning Authority. The applicant shall then provide for the installation of the approved signs in agreement with the highway authority within 2 months of obtaining approval in writing.

Condition
9. No goods to Buildings A, B and C shall be received other than between the hours of 0730 and 1800 Mondays to Fridays, and between 0800 and 1800 on Saturdays, and not at all on Sundays and Bank Holidays.

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

Reason
2. In the interests of the character and amenities of the locality.

Reason
3. In the interests of the character and amenities of the locality.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of residential and rural amenity.

Reason
6. In the interests of visual amenity.

Reason
7. Development without adequate provision for the accommodation for the parking of vehicles and for loading and off-loading would lead to those activities being inconvenient to other road users and detrimental to highway safety.

Reason
8. In the interests of highway safety and convenience.

Reason
9. In the interests of residential amenity.

John Mitchell
Development Control Manager
Date: 25th 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.*

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

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Mrs A Odell
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Our Ref; CED/BK/
10th October 2000

Dear Mrs Odell

RE; PLANNING APPLICATION F2000/0597
LODDON COURT FARM, SPENCERS WOOD, SWALLOWFIELD

Thank you for your letter of confirmation with regards to the discharge of Condition 2 Landscaping on the above Planning Consent.

I assume that my request for discharge of Condition 5 on approval F/2000/0597 and Conditions 7 and 8 on Planning Approval F/2000/0599 are still under consideration.

I look forward to hearing from you with regards to these outstanding items.

Yours sincerely

Colin Dawson

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying

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

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The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Mrs A Odell

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18th August 2000

Dear Sir

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There is currently no trees or hedgerows that exist on the land within or adjacent to this site of the car, and therefore, no protection measures are proposed. The landscaping scheme submitted and approved with the application will substantially screen the area of storage once matured.

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I attach details received from Engineering Services in respect of proposed signs along Beech Hill Road which my clients are willing to fund.

Cont/d.....

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I attach two copies of my drawings D510-01 Revision C indicating amended proposals in respect of car parking provision and manoeuvring layouts adjacent to the buildings for your approval.

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I would refer you to the above item regarding advanced warning signs in Beech Hill Road.

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Colin Dawson

Encs:

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TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Crocker
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Reading
Berks
RG10 9PY

Application Number: F/2000/0597

Parish:	**SWALLOWFIELD**
Location:	**Loddon Court Farm, Beech Hill Road, Spencers Wood, Reading.**
Proposal:	**Proposed change of use from caravan storage to car storage**

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Condition
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Condition
2. Within 2 months of the date of this permission a scheme of landscaping shall be submitted to the Local Planning Authority which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Condition
3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November 2000 - 31 March 2001) and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
4. Deliveries and collections of cars for storage shall not be made to or from the site other than between 0730 hours and 1800 hours Monday to Friday, between 0800 hours and 1800 hours on Saturday and at no time on Sundays or

Bank or other Public Holidays, without the prior agreement in writing of the Local Planning Authority.

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5. Within one omonth of the date of this permission, details of proposed advanced warning signs to be installed in Beech Hill Road shall be submitted to and approved in writing by the Local Planning Authority. The applicant shall then provide for the installation of the approved signs in agreement with the highway authority within 2 months of obtaining approval in writing.

Condition
6. Car transporters shall not be used to deliver or collect cars for storage.

Condition
7. Vehicles shall only be stored on land within the red line (excluding the access roads).

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

Reason
2. In the interests of visual amenity.

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of highway safety and convenience.

Reason
6. In the interests of highway safety and convenience.

Reason
7. In the interests of visual amenity.

John Mitchell

John Mitchell
Development Control Manager
Date: 25th April 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.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON TUESDAY 23 MAY 2000 FROM 7.00 PM TO 10.20 PM

Present:- Mr S Conway (Chairman), Mr M J Bryant, Mrs A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mr .K A Malvern, Mrs M Robertson, Fiona Rolls and Mr A J Ross.

Also present under Standing Order 38:- Mr F D Browne, Simon Etheridge and Mr C Preston.

3. MINUTES

The Minutes of the meeting of the Sub-Committee held on 22 May 2000 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES FOR ABSENCE

Apologies for absence were submitted from Mrs D C Beatty and Mrs M A Long.

5. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public and representatives of Parish and Town Councils had indicated a wish to speak could be dealt with first.

16. APPLICATON NO.2000/0597 CHANGE OF USE FROM CARAVAN STORAGE TO CAR STORAGE (RETROSPECTIVE), LODDON COURT FARM, BEECH HILL ROAD, SWALLOWFIED FOR MR AND MRS CROCKER.

The Committee considered a report about this application set out on Agenda pages 110 to 114.

RESOLVED: That Application No.2000/0597 be approved, subject to the conditions set out on pages 111 to 112 of the Agenda.

Application No. F/2000/0597 **Received 15.02.00** **Swallowfield**

Applicant: **Mr and Mrs Crocker**
Location : **Loddon Court Farm, Beech Hill Road, Swallowfield**
Proposal : **Change of Use from Caravan Storage to Car Storage (Retrospective)**

1. **Planning History** – On this 0.2 ha. site there are partly open sided metal barns (2,014m² floorspace) with adjoining hardstanding. On 15th July 1998 Certificate of Lawful Use No. 113 was granted for use of the land and buildings for storing touring caravans.

2. **Proposal** - (Retrospective) is to use the site for storing cars and vans. The agent has explained that the storage of private touring caravans has ceased due to lack of demand. He has also advised that the storage of vehicles by Horncastle Ford of Reading is likely to be permanent as the existing garage facilities on the Bath Road in Reading are unable to cope with the volume storage of cars that the franchise dealer is required to hold. A maximum of 3 times weekly, a single car either to or from site transports 4 drivers to either deliver 4 cars or retrieve 4 cars to the main garage. The applicants have offered to landscape around the boundaries if a permanent permission is granted.

3. **Consultations** -
   - ***Swallowfield Parish Council*** *:* 'Has no objection to this application'.
   - ***1 letter of objection*** *:* There are more cars and vans stored than there were caravans and they are parked too closely together - fire hazard. If permission were granted, the roadways on the site would have to cater for more usage.
   - ***Highway Officer*** *:* No objection subject to conditions.
   - ***Environmental Health Officer*** *:* No objection subject to a condition.

4. **Appraisal** - The main issues are:

   A. Effect on character and appearance of the area (Berkshire Structure Plan Policy C2; Loddon Area Local Plan Policies LTV2 and LC21 and Wokingham District Local Plan (Deposit Draft) Policies WCC1, WCC2 and WRE2).
   B. Effect on nearby residential properties
   C. Highway issues
   D. Concerns of local residents.

A. Effect on character and appearance of the area

The storage of vehicles on the parts of the site which are open would normally be contrary to countryside policies. However, as there is a Certificate of Lawful Use for storage of touring caravans on the site, the issue in this case is whether the storage of cars would have a significantly greater impact. It is considered that the visual effect of the proposal would be no greater, and the applicants have offered to landscape around the boundaries, which would potentially improve the appearance of the site from the surrounding countryside. As deliveries/collections of cars take place only about 3 times a week and a transporter is not involved, it is considered that the amount of

activity associated with the proposal would not cause significantly more harm. Therefore, in comparison with the permitted storage of caravans, the proposed use is considered to have an acceptable effect on the character and appearance of the area.

B. Effect on nearby residential property
The nearest residential properties are the mobile homes to the west. It is considered that the proposed use would not have an unacceptable effect on these properties when compared with the permitted use (storage of caravans).

C. Highway issues
The Highway Officer makes no objection subject to conditions, including provision of signage.

D. Concerns of local resident
The Highway Officer has raised no objections and the proposed signage should help to warn traffic. The issue of fire hazard is covered by building control and health and safety regulations.

5. **Conclusion** - The proposed car storage use would not be significantly more harmful than the existing permitted caravan storage use, and longer views of the site should be improved in time by the proposed landscaping. The proposal is therefore considered acceptable.

6. **Recommendation** - GRANT permission subject to the following conditions:

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

2. Within 2 months of the date of this permission a scheme of landscaping shall be submitted to the Local Planning Authority which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

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4. Deliveries and collections of cars for storage shall not be made to or from the site other than between 0730 hours and 1800 hours Monday to Friday, between 0800 hours and 1800 hours on Saturday and at no time on Sundays or Bank or other Public Holidays, without the prior agreement in writing of the Local Planning Authority.

5. Within one month of the date of this permission, details of proposed advanced warning signs to be installed in Beech Hill Road shall be submitted to and approved in writing by the Local Planning Authority. The applicant shall then provide for the installation of the approved signs in

agreement with the highway authority within 2 months of obtaining approval in writing.

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7. Vehicles shall only be stored on land within the the red line (excluding the access roads).

REASONS:

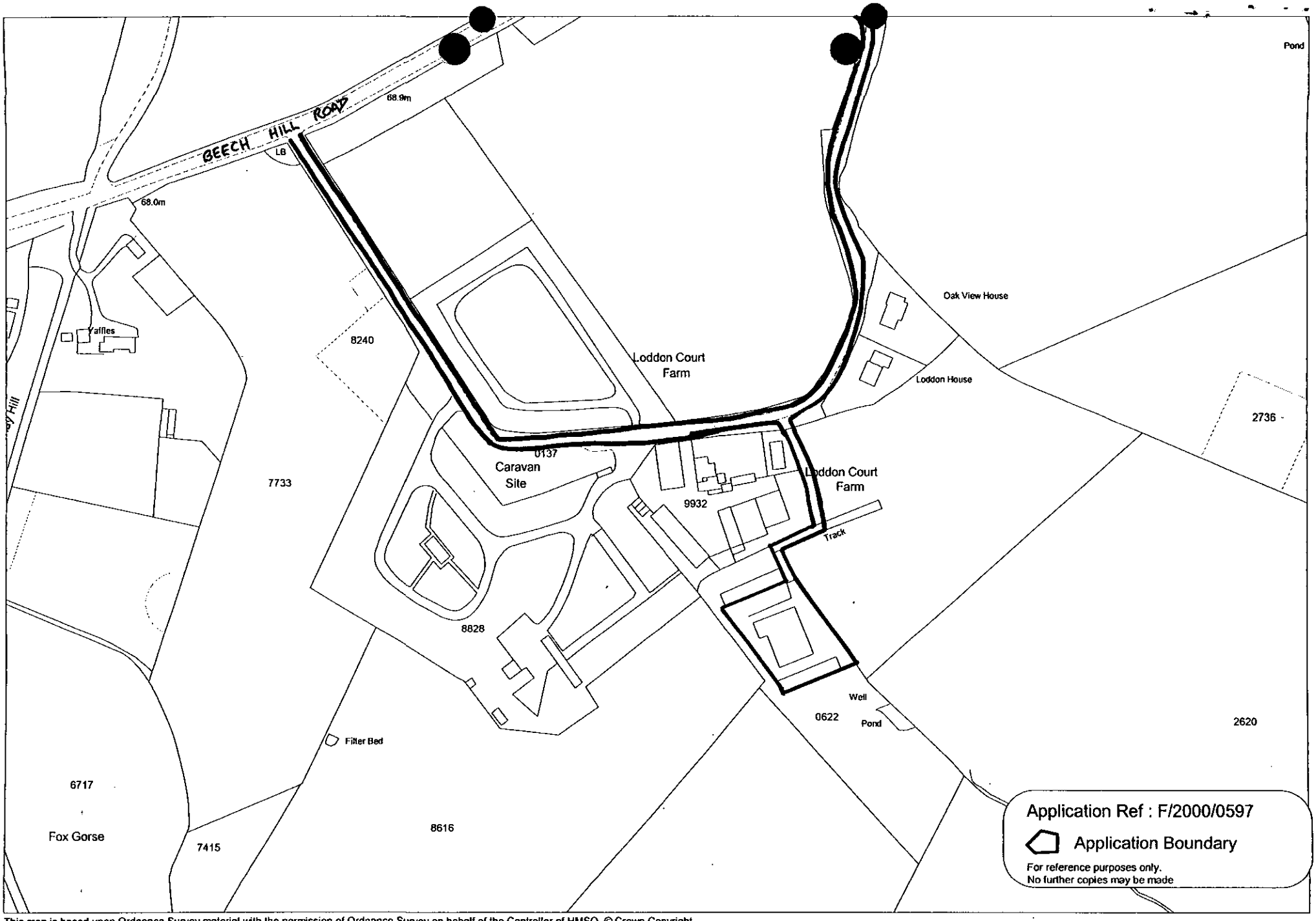
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. 3. 7.
In the interests of visual amenity.

4. In the interests of residential amenity.

5. 6.
In the interests of highway safety and convenience.

Angela Odell



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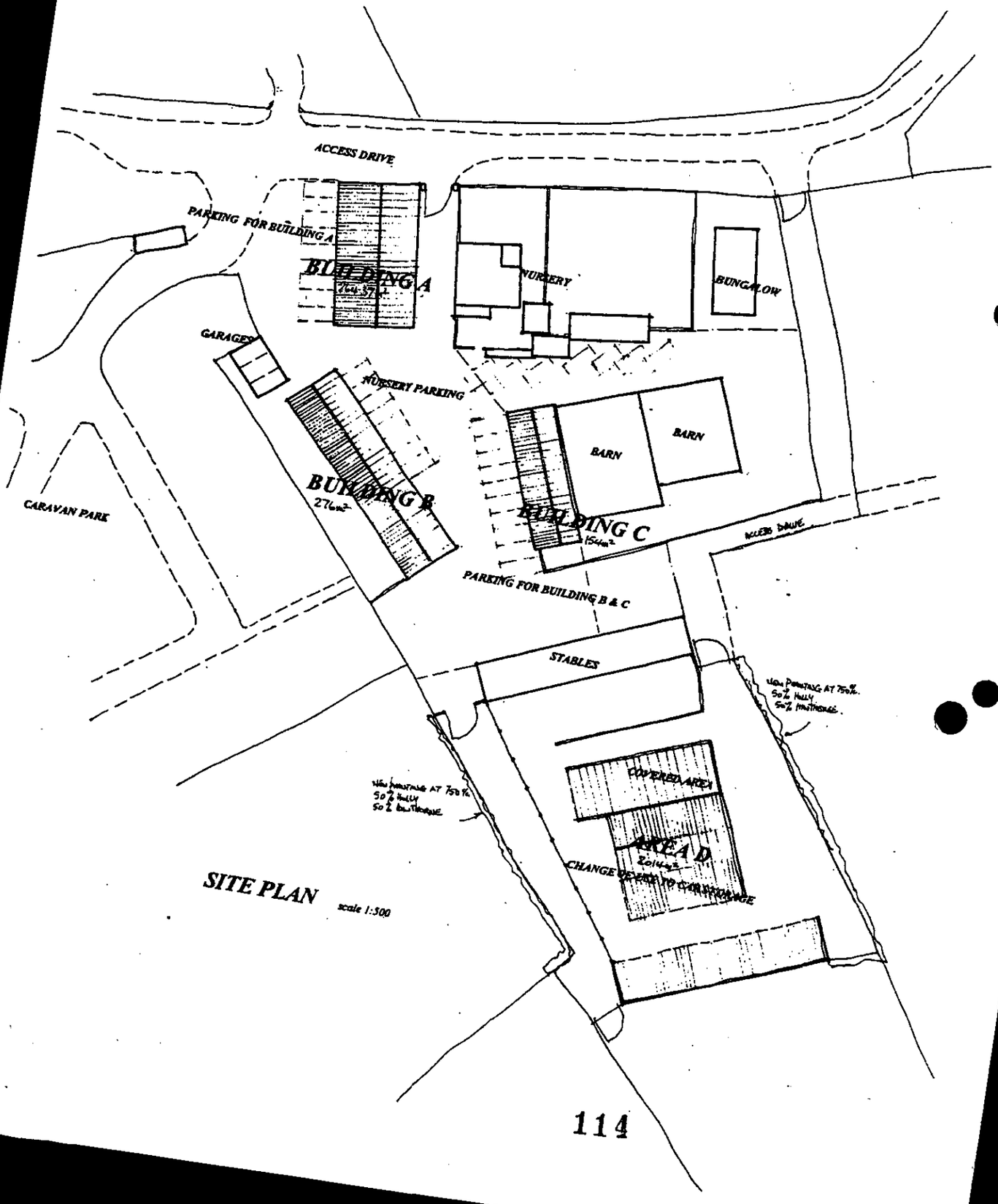
Development Control Section, Environmental Services, Wokingham District Council.

26 April 2000

Scale: 1 : 2500



SITE PLAN scale 1:500

(10)

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   B. Effect on nearby residential properties
   C. Highway issues
   D. Concerns of local residents.

A. Effect on character and appearance of the area

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4. Deliveries by commercial vehicles and deliveries of cars for storage shall only be made to or from the site between 0730 hours and 1800 hours Monday to Friday, between 0800 hours and 1800 hours on Saturday and at no time on Sundays or Bank or other Public Holidays, without the prior agreement in writing of the Local Planning Authority.

5. Within one month of the date of this permission, details of proposed warning signs to be installed in Beech Hill Road shall be submitted to the Local Planning Authority. The applicant shall then provide for the installation of

REASONS:

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

2. 3.
In the interests of visual amenity.

4. In the interests of residential amenity.

5 In the interests of highway safety and convenience.

Angela Odell

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 23 February 2000

Application Number: F/2000/0597

Proposal: Proposed change of use from caravan storage to car storage.

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

Applicant:
Mr & Mrs Crocker C/O Colin Dawson & Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

1.- In response to the letter of 21 March 2000 from Colin Dawson + Associates Reference CED/BK/510, a restrictive agreement be placed on the consent limiting the collection and delivery of vehicles to the site of no more than 30 car movements per week.
Car transporters shall not be used to collect or deliver vehicles.

-(SR13)

Signed: S Thrasher **Print name:** S. F. THRASHER

Date: 10 May 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0597

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

Proposal: Proposed change of use from caravan storage to car storage

Applicant: Mr & Mrs Crocker C/O Colin Dawson & Associates.

Case Officer: Angela Odell

The new plans show the following: Landscaping proposals. Drawing no D510-01B.

Comments are required by 20/05/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Date: 10 May 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0599

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

Proposal: Proposed change of use of 3 agricultural buildings to light industrial (B1c) use

Applicant: Mr & Mrs Crocker C/O Colin Dawson & Associates.

Case Officer: Angela Odell

The new plans show the following: Correct position of the north east corner boundary and re-positioning of the relocated fence.

Comments are required by 20/05/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) /F/ 2000/0597 (Ludhouse) + 0594 | Date Rec. 4.5.00

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

Parish Swallowfield.

Applicant: Mr & Mrs Crocker.

Description of attached plans ~~landscape~~ landscape proposals.

Drawing No's: D 516 - 01B

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)	Robert Petrow	✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees *unless particular drawing No's are specified in* the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER AD

Consultations Sent by Admin. on 11.05.00.

Yellow - Part One Copy
Green - Officer's Copy

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying

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

PLANNING SERVICES | HPT 2895Y
POL | TLS
DC | ENF
APP |
CS |
04 MAY 2000
COPIES TO: | ACK:
FILE:

The Director of Environmental Services
Wokingham District Council
P O Box 157
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

For the attention of Mrs A Odell

ADDITIONAL PLAN
0597
0599

Our Ref; CED/BK/510
2nd May 2000

Dear Madam

RE; PLANNING APPLICATIONS F/2000/0599 AND 0597

In response to your fax enclosing the observations of Environmental Design with regards to Application F2000/05900, please find attached 6 copies of my revised drawings D510-01 Revision B indicating planting, schedules and specifications with regards to the enhanced proposals around Area D to be used for change of use to car storage.

In reply to your fax of the 2nd May, I have also highlighted the existing buildings to be retained on site for farm storage and stabling, however, I would advise that this farm is administered from Cross Lanes Farm, Beech Hill Road, Spencers Wood, being located some two miles distant where storage and facilities for both machinery and livestock is located.

I trust the enclosed will help, however, if you have concerns, please do not hesitate to contact me, likewise, should your Landscape Architect require any further clarification, I would appreciate the opportunity of talking with him in due course.

Yours faithfully

Colin Dawson

Encs;

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 March, 2000
My ref. AO/F/2000/0597 & 0599
Your ref. CED/BK/510

Colin Dawson & Associates
Malvern House
1 Malvern Way
Twyford
READING
RG10 9PY

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 Dawson

PLANNING APPLICATIONS F/2000/0597 & 0599
LODDON COURT FARM, BEECH HILL ROAD, SPENCERS WODD, SHINFIELD

I refer to the above applications. I have visited the site and undertaken an initial assessment. I enclose a copy of Wokingham District Local Plan (Deposit Draft) Policy WRE2 which the proposals will need to comply with. Please could you confirm that under © no alternative agricultural buildings would be required. In connection with this, please submit additional plans showing the land on the holding also owned by the applicant outlined in blue, so that, should the applications be considered acceptable, a condition could be imposed removing permitted development rights for any further agricultural buildings. I also consider that a landscaping scheme should be submitted. This should indicate where planting is proposed. In particular I consider that planting should be proposed around the south, east and west of the proposed vehicle storage area. I have not yet received comments from the highway officer.

Application F/2000/0597 –Proposed Change of Use from Caravan Storage
I have been unable to find the original planning permission for the caravan storage on this site. Please could you ask your client for a copy of it or reference number. Is the need for vehicle storage use of the site likely to be a permanent one, or is it largely due to current market conditions? Please could you provide further information on the need and way it is operated. Has the previous need for caravan storage declined, or are the caravans now kept elsewhere?

Application F/2000/0599
I consider that the use of building A is a B8 not B1 use. Please could you write confirming this alteration.

I look forward to hearing from you. Meanwhile, if you wish to discuss the matter further please contact me. I advise you that receipt of the above information will not in any way commit the authority to approving the applications.

Yours sincerely

AO.

MRS A ODELL

Senior Planner
cc: Catherine Brimble , landscape officer

TO: DEVELOPMENT CONTROL
Angela Odell

FROM: Environmental Design

DATE: 20th April 2000

Location:	Loddon Court Farm, Beech Hill Road, Spencers Wood
Proposal:	PROPOSED CHANGE OF USE FROM CARAVAN STORAGE TO CAR STORAGE
Application Number:	F/2000/0597

In response to your consultation dated 27th March 2000 for the above application, the tree and landscape comments are as follows:

I do not consider that this change of use would constitute any additional impact on the surrounding landscape and I have on objections to the proposal in principle.

ROBERT PETROW
Consultant Landscape Architect

CLU(E)113

WOKINGHAM DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990, SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING ACT (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995 :ARTICLE 24

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT(EXISTING)

The Wokingham District Council hereby certify on the 5 March 1998, the use described in the first schedule hereto in respect of the land specified in the second schedule hereto, and edged in red was lawful within the meaning of section 191 of the Town & Country Planning Act 1990 (as amended), for the following reasons.

Signed .....(Head of Development Control)

On behalf of Wokingham District Council, Shute End, Wokingham RG40 1WR

Date : 15 July 1998

FIRST SCHEDULE

Use of land and buildings for storage of touring caravans

SECOND SCHEDULE

The land edged in red on the plans provided, and known as part of a farmyard/building at Loddon Court Farm, Beech Hill Road, Swallowfield

NOTES :-

1. This certificate is solely for the purpose of Section 191 of the Town & Country Planning Act 1990 (as amended).

2. It certifies that the use specified in the first schedule taking place on the land described in the second schedule was lawful on the specified date and thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.

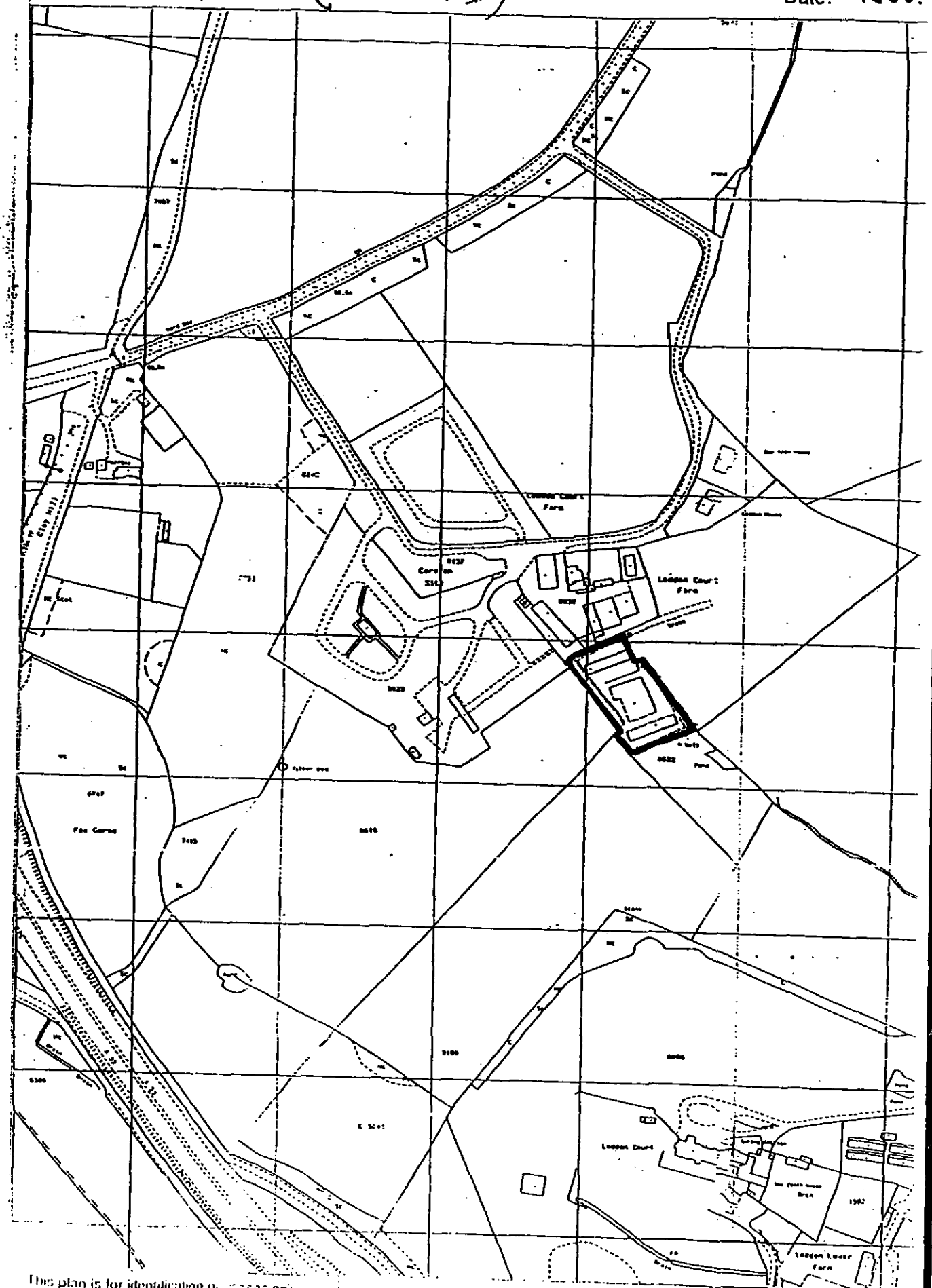
3. This certificate applies only to the extent of the use as described in the first schedule and to the land specified in the second schedule and identified in on the attached plan. Any use which is materially different from that described or which relates to any other land may render the owner or occupier liable to enforcement action

Site Plan LODDON COURT FARM

Scale: 1:2500 (REDUCED)

Ref. JC

Date: NOV.



This plan is for identification purposes only its accuracy can in no way be guaranteed

Reproduced from the Ordnance Survey Map with permission of the Controller of H.M.S.O.

WELLERS

Date: 27 March 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0599

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

Proposal: Proposed change of use of 3 agricultural buildings to light industrial (B1c) use

Applicant: Mr & Mrs Crocker C/O Colin Dawson & Associates.

Case Officer: Angela Odell

The new plans show the following: Full extent of holding in blue and proposed landscaping. Drawing no D 510-05, D 510-01A.

Comments are required by 06/04/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F/2000/ (Ludhouse) 0597 & 0599

Date Rec. 23. 3.00

Location: Ladden Court Farm, Beech Hill Road, Spencers Wood

Parish Shinfield.

Applicant: Mr. & Mrs Crocker

Description of attached plans: (E) Showing full extent of holding in blue and (E) proposed landscaping.

Drawing No's: D 510 - 05 + D 510 - 01A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)	C. Brindle	✓
2.	NK (Env. Design)		
3.	XA (Highways)	Neil Trotter.	✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses: 10 days.

FURTHER ACTION

Re-advertise App. Y/ N (Delete as required)

Redate Application Y / N From

New Site Notice Y/ N

New Description

CASE OFFICER: AD.

Consultations Sent by Admin. on: 27.03.B.

Yellow - Part One Copy
Green - Officer's Copy

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

0599
0597

The Director of the Environmental Services
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

PLAN 27495
POL
DC
APP
GS
23 MAR 2000
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FILE

For the attention of Mrs A Odell

Our Ref; CED/BK/510
21st March 2000

ADDITIONAL PLAN

Dear Madam

RE; PLANNING APPLICATION F/2000/0597 AND 0599
LODDON COURT FARM, BEECH HILL ROAD,
SPENCERS WOOD, SHINFIELD, BERKS

In response to your letter of the 3rd March, please find enclosed 6 copies of my drawing D510-05 being the site location layout duly edged in blue to show the full extent of my client's holding.

I would confirm these applications are redundant agricultural buildings and that no alternative agricultural buildings will need to be constructed to replace the application buildings. My clients have no concerns with regards to the removal of permitted development rights for further agricultural buildings.

With regards to your request for a landscaping scheme to the south, east and west of the proposed vehicle storage area, I also attach 6 copies of my revised drawing D510-01 Revision A indicating hedges planted to the specified boundaries of indigenous species hedging.

I enclose a copy of the original Certificate of Lawful Development with regards to caravan storage and would advise that, due to a lack of demand, the storage of private touring caravans has ceased. The storage of vehicles by Horncastle Ford of Reading is likely to be permanent for as long as the existing garage facilities on the Bath Road in Reading are unable to cope with the volume storage of cars that the franchise dealer are required to hold. The access to the storage facility is independent of the main courtyard area and is operated solely by Horncastle Ford of Reading where a maximum of three times weekly a single car either to or from the site transports four drivers to either deliver four cars or retrieve four cars to the main garage.

Cont/d.....

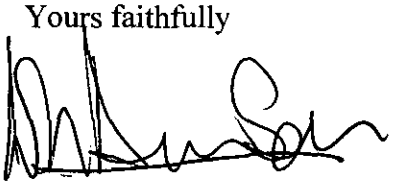
Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

As far as my client is aware, at the current time, the requirement by Horncastle Ford is permanent, however, they are willing to accept a five year temporary permission should you feel it appropriate in lieu of landscaping around the boundaries.

I would confirm that Building A in the Application 0599 is B8 use and not B1 as submitted.

I trust the enclosed information will allow the applications to go forward for a positive determination, however, if you would like any further clarification, please do not hesitate to contact me.

Yours faithfully



Colin Dawson

SWALLOWFIELD PARISH COUNCIL

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

PLANNING SERVICES	HPT
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DC	ENF
SPP	
CS	
17 MAR 2000	
COPIES TO:	ACK:
	FILE:

15 March 2000

Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs,

Please find below the Parish Council's comments on current applications:

F/2000/0597 - Proposed change of use from caravan storage to car storage, Loddon Court Farm, Beech Hill Road, Swallowfield
The Parish Council has no objection to this application.

F/2000/0599 - Proposed change of use of 3 agricultural buildings to light industrial (B1c) use, Loddon Court Farm, Beech Hill Road, Swallowfield
The Parish Council has no objection to this application.

F/2000/0695 - Proposed erection of replacement double garage, Jouldings Farm, Jouldings Lane, Farley Hill
The Parish Council has no objection to this application, however it notes that on 13/3/00 no red planning notice was displayed at the entrance to the site.

C/2000/0675 - Details to comply with condition 07 of consent 98/69762/F for the approval of landscaping plan, Mill House Hotel, Basingstoke Rd., Swallowfield
The Parish Council has no comment to make on this aspect, other than to request that WDC ensures that the landscaping proposal is adequate in order to minimise the visual consequence of the erection of the marquee and that the landscaping is implemented as approved and subsequently maintained.

F/2000/0582 - Proposed single storey rear extension to dwelling, Upper Mosses, Foxhill, Farley Hill
The Parish Council has no objection to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/0597

Proposal:
Proposed change of use from caravan storage to car storage

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

This application is being advertised in the READING CHRONICLE newspaper on the 10/03/2000 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **31/03/2000** from the date of this notice. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 10/03/2000

Displayed by A. Odell 13.3.00

Tel: (0118) 974 6445

Date:

My ref: F/2000/0597

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/0597
Loddon Court Farm , Beech Hill Road, Spencers Wood, Reading.
Proposed change of use from caravan storage to car storage

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 **Angela Odell** on **(0118) 974 6445**. 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 _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/0597**
Loddon Court Farm , Beech Hill Road, Spencers Wood, Reading.
Proposed change of use from caravan storage to car storage

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.

Received by Wokingham District Council

Application No: F/2000/0597

Proposal:
Proposed change of use from caravan storage to car storage

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

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/03/2000. 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

WORK SHEET FOR : Angela Odell

Application Number : F/2000/0597

Applicant : Mr & Mrs Crocker C/O Colin Dawson & Associates.

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

Proposal : Proposed change of use from caravan storage to car storage

Site Notice Displayed ? :	YES	NO	DATE
	✓		1.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 1.3.00

Date Registered : 15/02/2000

Earliest Date for Decision : 18/03/2000

Latest Consultation Date/Site Notice Expiry Date : 18/03/2000

Application Expiry Date: 11/04/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/0597

Appraisal :

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

(tick appropriate box)

CA at Committee 23.5.00

Application Number F/2000/0597
Conditions/Reasons for Refusal

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

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

2. Within 2 months of the date of this permission a scheme of landscaping shall be submitted to the Local Planning Authority which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the next planting and seeding season (1 November 2000 - 31 March 2001) and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

4. Deliveries and collections of cars for storage shall not be made to or from the site other than between 0730 hours and 1800 hours Monday to Friday, between 0800 hours and 1800 hours on Saturday and at no time on Sundays or Bank or other Public Holidays, without the prior agreement in writing of the Local Planning Authority.

5. Within one month of the date of this permission, details of proposed advanced warning signs to be installed in Beech Hill Road shall be submitted to and approved in writing by the Local Planning Authority. The applicant shall then provide for the installation of the approved signs in agreement with the highway authority within 2 months of obtaining approval in writing.

6. Car transporters shall not be used to deliver or collect cars for storage.

7. Vehicles shall only be stored on land within the the red line (excluding the access roads).

REASONS:

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

2. 3. 7.
In the interests of visual amenity.

4. In the interests of residential amenity.

5. 6.
In the interests of highway safety and convenience.

As per 0599. also

RECORD OF SITE VISIT

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

APPLICATION NUMBER: F/2000/0597

OFFICER: Angela Odell

DATE OF SITE VISIT: 1.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 1.3.00

2. DESCRIPTION OF SURROUNDINGS Predominantly rural area.

3. DESCRIPTION OF SITE/BUILDING Semi open buildings & concrete yard
Various cars & some vans stored.

4. RELATIONSHIP TO ADJOINING PROPERTIES nearest res. properties are
mobile homes NW.

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING via Loddon Ct. Farm internal road

LEVELS Flat.

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/0597	T W Davies 41 Loddon Court Farm Beech Hill Road Spencers Wood RG7 1HT
App approved, letter sent 26/05/00	

Tel. 0118 974 6051

Date: 12 May 2000

Your Ref:

My Ref: **Angela Odell - F/2000/0597**

Mr & Mrs Crocker
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Reading
Berks
RG10 9PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

Application Number: F/2000/0597

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

Proposal: *Proposed change of use from caravan storage to car storage.*

Your application relating to the above is to be presented to the Development Control Sub-Committee on the 23/05/2000 with a recommendation that it should be approved .

You may attend the meeting and speak if you wish and a leaflet is enclosed explaining the process.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

26820

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning Department

Date: 7/03/2000

LODDON COURT FARM, BEECH HILL ROAD, SWALLOWFIELD. F/2000/0597

Having considered the environmental health implications of the above application I recommend the following condition be attached should planning consent be granted.

Deliveries by commercial vehicles and deliveries of cars for storage shall only be made to or from the site between 7.30 hours and 18.00 hours Monday to Friday, between 8.00 and 18.00 on Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

J Mullaney

John Mullaney
Environmental Health Officer

CS OBS AMO

Ref Reading Chronicle

COPIES TO: ACK:

18-3-00

41. Loddon Court Farm
Beech Hill Road.
Spencer's Wood.
Reading RG7. 1HT.

Ms Odell.

Ref. Application N° F/2000/0597
Location Loddon Court Farm

I would like to make a point why Planning permission should not be granted.
There are far more cars + vans stored in the area than there were caravans. They are too closely packed together + create a fire hazzard. There are no Fire Fighting Equipment in the area ie Fire Hydrants
If permission were granted it would mean roadways on the site would have to cater for more useage. + not enough emphasis is put on the speed restriction of 10 MPH. on these roads by the owners.

Trusting this will be concidered

Yours Faithfully
T.W. Davies

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/0597 relates.

Address of site Loddon Court Farm
Beech Hill Rd - Spencers Wood

Signed

Date 28/2/00

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK/510
8th February 2000

15.FEB.2000* 0597

Dear Sir

RE; LODDON COURT FARM, BEECH HILL ROAD, SPENCERS WOOD, READING, BERKS

Please find attached two applications for retrospective Planning Consent with regards to the new uses of redundant farm buildings and areas at the above location.

I would appreciate if you could assess the applications for approval under your delegated powers, or place them before the next available meeting of the Planning Committee for their consideration.

I enclose my client's cheque in the sum of £380.00 being the submission fee of £190 per application.

The original farm was a dairy farm with its milk quota being sold off prior to my clients' purchase. Subsequently, following a successful application for change of use from your council, the farmhouse has been converted to a nursery with the adjacent farm buildings becoming redundant from their agricultural use. My clients have sought to maintain the farm by letting for light industrial use and long-term storage of cars, and we now seek to regularise the position with formal applications for light industrial use and storage.

If you require any further clarification or information, please do not hesitate to contact me.

Yours faithfully

Colin Dawson

Encs;

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

WOKINGHAM D.C. DEVELOPMENT CONTROL 8/6/94

Start date: 15 FEB 2000	
Officer: AO	Application No. F/2000/0597

Map No. 94 Site 0.29
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

(12)

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

Description:
(F) PROPOSED CHANGE OF USE FROM CARAVAN STORAGE TO CAR STORAGE

Location: LODDON COURT FARM BEECH HILL ROAD

Parish: ~~SHINFIELD~~ SWALLOWFIELD Ward: SWALLOWFIELD ✓ 23.02.00

Applicant: MR / MRS CROCKER

Fee Received 190-00 Required ..... Additional ..... Refund .....

(3)

Enforcement Section to be notified ☑ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
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 ..... Green Stat Notices (3) for Major dev't.

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent ..... 3 site notices & advise agent that 1 to be posted at each access onto Reed Hill Rd + one at junction of Vaccary Road and access to site 23.02.00 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: ✓ .....

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:

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.....

.....

NEIGHBOURS:

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1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY
15.FEB.2000 0597
15.FEB.2000 0597

1.	APPLICANT'S NAME	Mr & Mrs H Crocker
	ADDRESS	Cross Lanes Farm, Beech Hill Road, Spencers Wood, Reading, Berks
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Colin D Awson & Associates
	ADDRESS	1 Malvern Way, Twyford, Reading, Berks
	POST CODE	RG10 9PY PHONE 0118 9343322
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Loddon Court Farn, Beech Hill Road, Spencers Wood, Reading, Berks
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Change of use from long term caravan storage to car storage.
5. Give the area in hectares or part of a hectare	AREA OF SITE	.20 hectares approx.
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	D510-01 site and location plans

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

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

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

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

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

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		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.	B8 storage of caravans
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.	As existing open railing fencing
16. HOW WILL SURFACE WATER BE DISPOSED OF?	N/A
17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A	To existing system YES/NO If no, please give details
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access	~~Private access drive off Beech Hill Road~~ Private access drive off Beech Hill Road
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 N/A

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE N/A	/ *	/ *	/ *
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.	£190.00

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 Mr & Mrs H Crocker DATE 9th February 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

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				
B8	STORAGE OR DISTRIBUTION		2,014		2,014
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		2,014		2,014

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	100	nil

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?
Horncastle Ford, Bath Road, REading, Berks

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
none	none	none	none

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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 15.FEB.2000* 0597

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) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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.

Agricultural Holdings Certificate

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
APPLICANT IS OWNER + TENANT OF FARM		

Signed . . . . . .

On behalf of . . . . . MR & MRS. H. CROCKER . . . . . .

Date . . . . . 9/2/00 . . . . . .

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

LODDON COURT FARM / LODDON HOUSE / OAR VIEW HOUSE

& LODDON COURT

(1)

ADDRESS OFF BEECH HILL ROAD PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No. SU 7063 SU 7163

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
864/56	Mr Morgan.	o/l Bungalow	10. 7. 56	N/A
1025/57	" "	Agric Building	10. 12. 57	App
55/58	" "	Cow shed		
PD 46/59	" "	Agric Building		
PD 281/57.	" "	Dutch Barn	17. 6. 71	App
164/72	" "	Farm implement Store	17. 2. 72	App
BR 3043	" "	Dutch Barn	14. 8. 75	app
08764.	" "	o/l 2 dwellings on site (demolition 2 old cottages)	26. 10. 78	N/A
13609	" " in garden	1 caravan	3. 7. 80	N/A TP31.
13610	"	" site licence	3. 7. 80	N/A TP31.
13611	" "	15 touring caravan on part of farmland	3. 7. 80	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

15.FEB.2000* 0597

LODDON COURT FARM HOUSE / LODDON HOUSE / OAR VIEW HOUSE

(2)

ADDRESS BEECH HILL ROAD PARISH SWALLOW FIELD

PLOT No. ORD. SHEET No. SU 7064 SU 7164

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13609	D Mr Morgan.	Siting Caravan in garden of	3. 7. 80.	N/A TP31.
13610	" "	Site licence for the above	8. 7. 80	N/A TP31.
15883	Mr D.W. Coates	Det house & garage	2. 7 81	N/A
BR 17256	" "	" " "	10. 8 81.	App
16450	MR. J. GIDDINGS	SITE LIC. FOR CARAVAN	22-10-81	N/A 31.10
16455	"	HOUSE & GARAGE	22-10-81	N/A
16456	"	MOBILE HOME DWELLING UNDER	22-10-81	N/A 31.10
16471	MR C. MEAKIN	BUNGALOW, GARAGE, CARAVAN	22-10-81	N/A
BR 17690	J. GIDDINGS	HOUSE	19.11.81	App

98/68672/F

DATE OF COMPLETION

MINISTRY DECISION

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

DRAINAGE

091074

③ LODDON COURT FARM

ADDRESS BEECH HILL ROAD PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16538	MR. C. MEAKIN	SITE LICENCE	WITHDRAWN	
16765	"	HOUSE & GARAGE & CARAVAN	14.1.82	C/AUTP
BR 19054	"	"	29.7.82	APP.
B(2A) R81/66B	D. & A. MORGAN	SHEEPSHED	3.11.82	
20428, 9	"	(i) TOURING CARAVAN SITE (ii) RECREATION AREA	17.11.83	N/A
20430	"	CARAVAN ON PERMANENT BASIS	17.11.83	N/A
24212	"	DUTCH-BARN WITH 2 LEAN-TO ANIMAL SHELTERS	12.9.85	N/A
28949	"	TOILET BLOCK	27.11.87	
31871	SEE		21.12.88	
BRA 6067	OAK VIEW MR & MRS W. ALLENN	KITCHEN EXTENSION	20.10.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 36948 N/P

091074 34651 OAK VIEW BRA8098 GARAGE 15.11.89 20.10.89 APP

④ 1933 Loddon Court Farm

ADDRESS Beech Hill Road PARISH

PLOT No ORD. SHEET No.

BUILDER

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

MINISTRY DECISION

SPECIAL ORDERS

15.FEB.2000 0599