SOUTHPORT L
LONDON OFFI
X SYSTEMS LTD

APPLICATION NO:
F/2000/0599

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

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

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

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/2000/0599

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.

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.

17. APPLICATION NO.2000/0599 CHANGE OF USE OF 3 AGRICULTURAL BUILDINGS TO LIGHT INDUSTRIAL (B1c) AND STORAGE (B8) USE (RETROSPECTIVE), LODDON COURT FARM, BEECH HILL ROAD, SWALLOWFIELD FOR MR AND MRS CROCKER.

The Committee considered a report about this application set out on Agenda pages 115 to 122.

During the debate on this item, Members expressed concern about the nature of the external lighting and asked that officers draft the relevant condition in appropriate terms to reflect Members' concerns.

RESOLVED: That Application No.2000/0599 be approved, subject to the conditions set out on pages 116 to 117 of the Agenda.

Application No. F/2000/0599 **Received 15.02.00** **Swallowfield**

Applicant: **Mr and Mrs Crocker**
Location : **Loddon Court Farm, Beech Hill Road, Swallowfield**
Proposal : **Change of Use of 3 Agricultural Buildings to Light Industrial (B1c) and Storage (B8) Use (Retrospective)**

1. **Planning History** - Buildings A and B were erected under agricultural permissions granted in the 1950's when Building C was already in existence. The buildings have block walls and corrugated metal roofs. Application No. 99/69401/F was granted permission on 14th May 1999 for change of use of the nearby farmhouse to a children's day nursery.

2. **Proposal** - (Retrospective) is for change to B8 use of Building A (264m²) which is used for storing and valeting cars by a funeral directors. For Buildings B (276m²) and C (154m²) the proposal (retrospectively) is for change of use for renovation of office furniture with ancillary storage, showroom and office. The total floorspace in all 3 buildings together is 694m².

   The agent has explained that the original farm was a dairy farm and its milk quota has been sold off prior to the applicants' purchase of it, and the application buildings are redundant from their previous agricultural use. He has also explained that two existing barns (adjacent to Building C and marked on the layout plan) will be retained for farm storage.

3. **Consultations** -
   - *Parish Council :* "Has no objection to this application".
   - *1 letter of objection :* Commercial traffic has increased since the uses started, and the roads and parking facilities are not suitable for this type of business.
   - *Environmental Health Officer :* No objection subject to conditions.
   - *Highway Officer :* No objection subject to conditions.

4. **Appraisal** - The mains 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 and WRE2).
   B. Effect on nearby residential properties.
   C. Highway issues
   D. Concerns of local resident.

   A. Effect on character and appearance of the area
   The site is outside a settlement boundary. In principle the proposal is considered acceptable as it is for the re-use of existing agricultural buildings, subject to the criteria in Policy WRE2. WRE2(a) requires that the form, bulk and general design of the buildings are in keeping with their surroundings. As the buildings are grouped with other existing buildings and development, and are not obtrusive, it is considered there is no objection under Policy WRE2(a). The proposal complies with criteria (b) because the buildings are suitable for

the proposed uses without major rebuilding or alteration. Criteria (c) requires that the commercial use does not result in replacement buildings for the proposed use. The agent has confirmed that as the buildings are redundant for agricultural purposes, no replacement agricultural buildings would be required. Under the remaining criteria, there are no environmental, road safety or residential amenity objections in principle.

B. Effect on nearby residential property
The nearest residential properties are the mobile homes to the west. It is considered that the uses proposed would not have an unacceptable effect on these properties subject to a noise control condition.

C. Highway issues
The Highway Officer raises no objections subject to conditions, including provision of signage.

D. Concerns of local resident
The Highway Officer does not object to the proposal and the proposed signage should help to warn traffic.

5. **Conclusion** - The proposed uses in principle comply with policies which allow the reuse of existing farm buildings, and the proposal is 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. 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.

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.

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

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.

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.

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.

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.

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.

REASONS:

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

2. 3.
In the interests of the character and amenities of the locality.

4. 6.
In the interests of visual amenity.

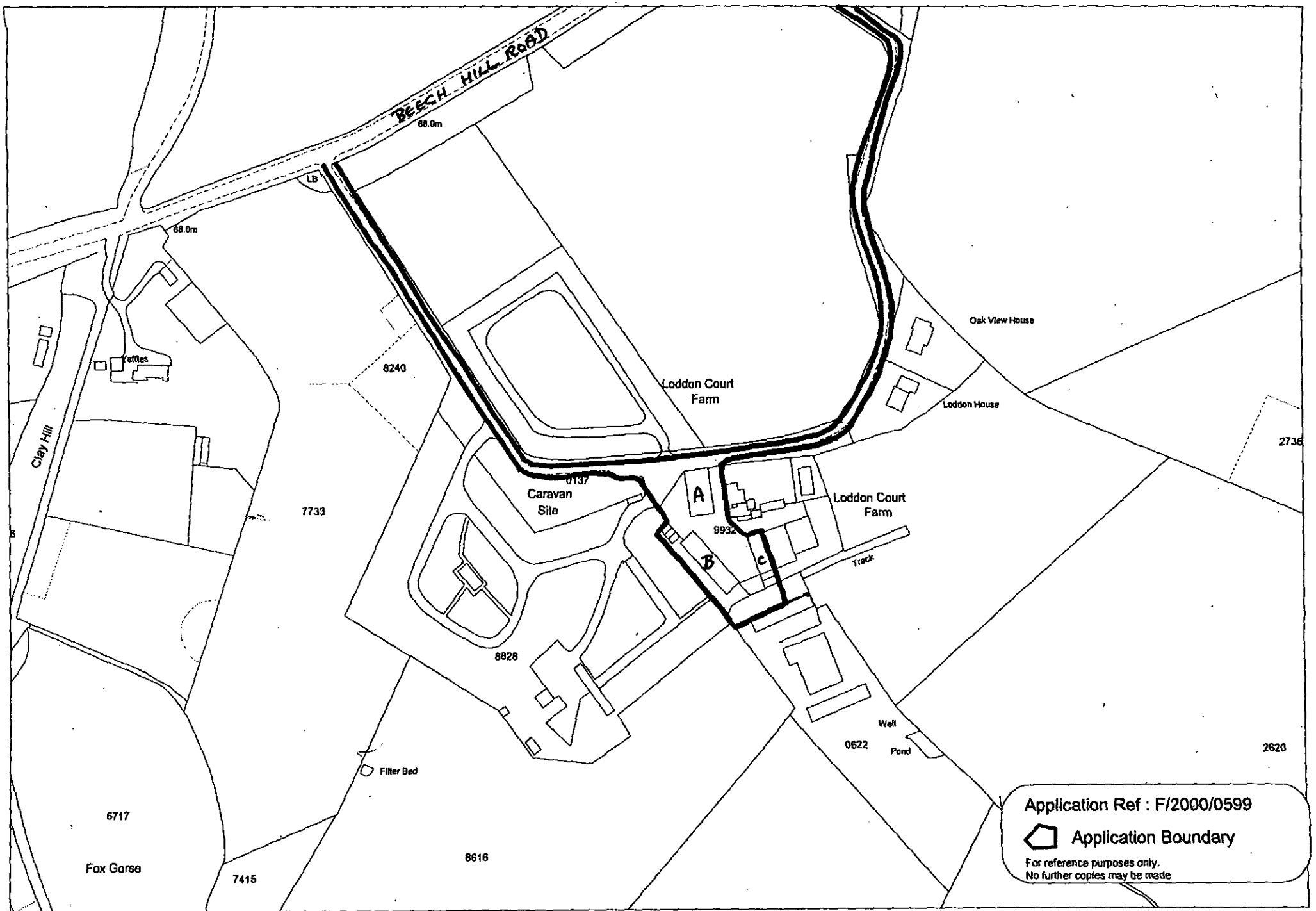
5. In the interests of residential and rural amenity.

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.

8. In the interests of highway safety and convenience.

9. In the interests of residential amenity.

ANGELA ODELL



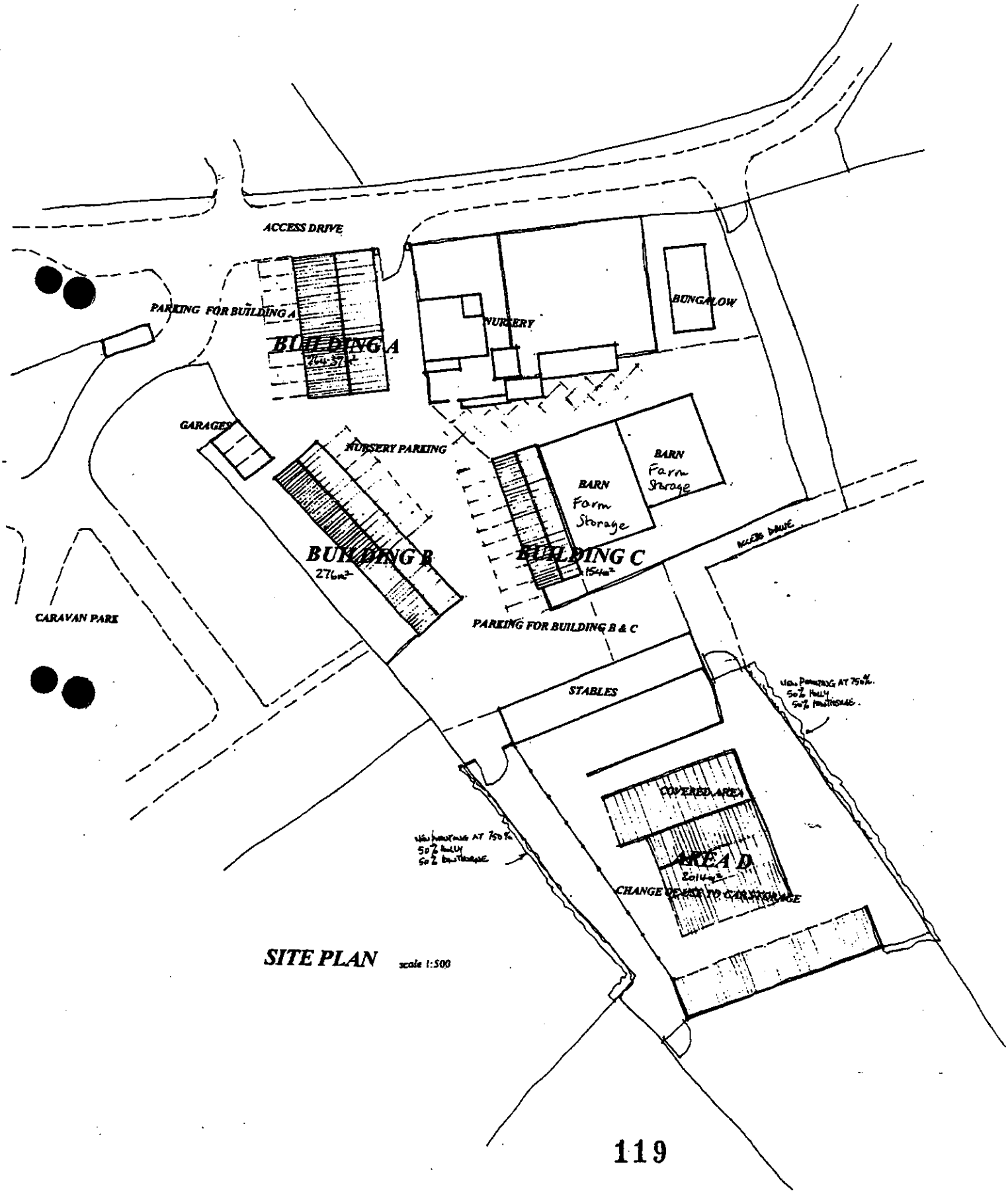
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

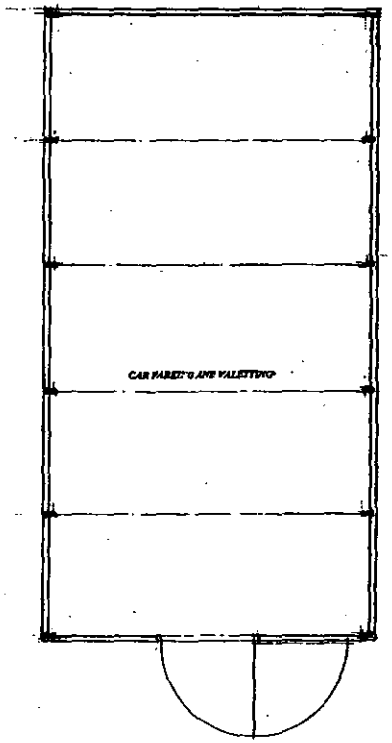
26 April 2000

Scale: 1": 2500

N
W E
S



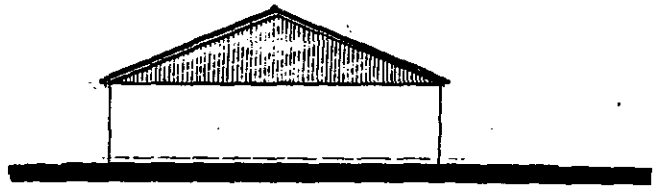
SITE PLAN scale 1:500



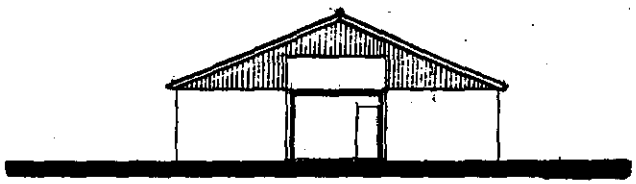
GROUND FLOOR PLAN



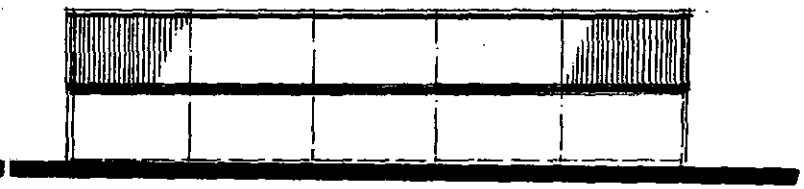
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

120

15.FEB.2000 0599

BUILDING A

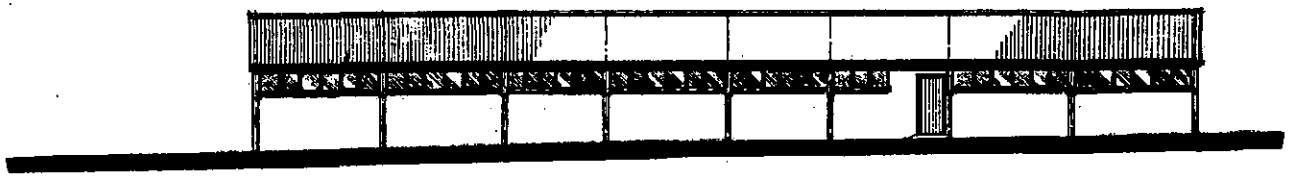
CHANGE OF USE TO LIGHT INDUSTRIAL

Proposed: CHANGE OF USE. Drawing: PLANS AS PROPOSED

LODDON COURT FARM, SPENCERS WOOD.

Date February 00 Scale 1:100 Drawing No D 510-02

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying



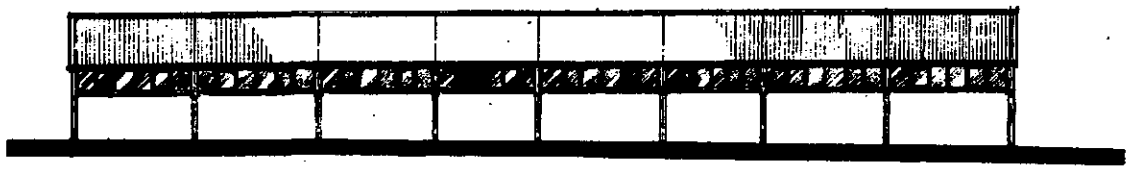
NORTHEAST ELEVATION



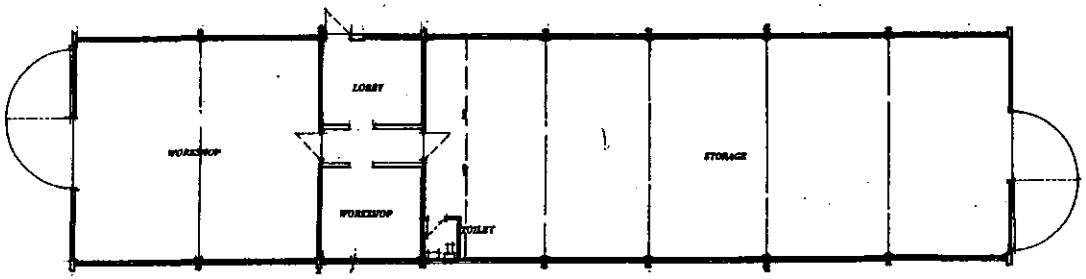
NORTHWEST ELEVATION



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



GROUND FLOOR PLAN

121

15 FEB 2000* 0599

BUILDING B

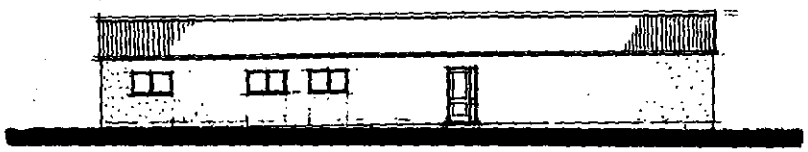
CHANGE OF USE TO LIGHT INDUSTRIAL

Proposed: CHANGE OF USE. Drawing: PLANS AS PROPOSED

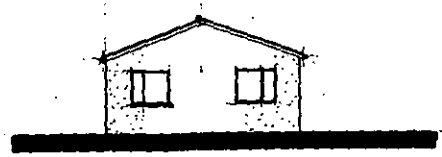
Site: LODDON COURT FARM, SPENCERS WOOD.

Date: February 00 Scale: 1:100 Drawing No: D 510-03

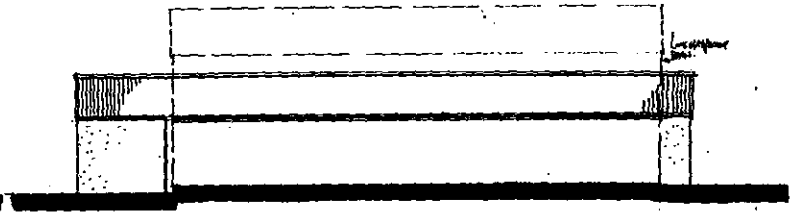
COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying



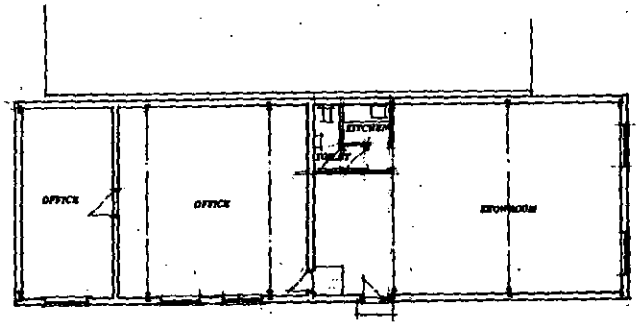
WEST ELEVATION



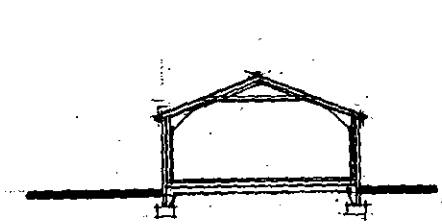
SOUTH ELEVATION



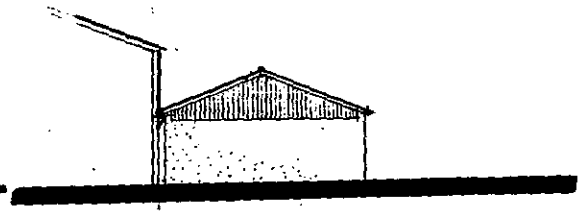
EAST ELEVATION



GROUND FLOOR PLAN



SECTION



NORTH ELEVATION

122

15 FEB 2000 0599

BUILDING C

CHANGE OF USE TO LIGHT INDUSTRIAL OFFICES

Proposed CHANGE OF USE. Drawing PLANS AS PROPOSED

Site LODDON COURT FARM. SPENCERS WOOD.

Date February 00 Scale 1:100 Drawing No. D 510-04

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 23 February 2000

Application Number: F/2000/0599

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

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.- The developer shall submit a detailed plan identifying parking space allocations and layout for agreement with the Local Planning Authority. Clarification of the usage arrangements with the adjacent Day Nursery to be confirmed.

- (SR14)

2.- The developer shall enter into an agreement with the local planning authority to ensure the provision of Danger Ahead warning signs on Beech Hill Road Signs shall be positioned in accordance with the following requirements: TSRGD Diagram N° 562 and TSM Chapter 4 Table A.

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

- (SR13)

TO: DEVELOPMENT CONTROL FROM: Environmental Design
Angela Odell

DATE: 20th April 2000

Location:	Loddon Court Farm, Beech Hill Road, Spencers Wood
Proposal:	PROPOSED CHANGE OF USE OF 3 AGRICULTURAL BUILDINGS TO LIGHT INDUSTRIAL (B1c) USE
Application Number:	F/2000/0599

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

The applicants drawing D510-01A proposed landscaping does not contain sufficient information to enable me to process the application and my comments are as follows.

Layout
In order to mitigate the additional impact created by the change of use above I would expect a more comprehensive landscape planting treatment than the two lines of hedgerows proposed by the applicant adjacent to Area D. The applicant should propose a considerable increase in the quantity and quality of planting.

Planting Proposals
Notwithstanding the comments above, the information produced by the applicant is insufficient to enable me to process the application. The planting mix is inappropriate and the percentage of Holly should be decreased and substituted with at leas two other native species. The planting density should be increased (planting at 750mm centres is too wide). Full details of species name, size of plants at time of planting should all be added, as well as a full plant schedule for all proposed planting.

The applicant must also submit details on topsoil preparation, mulch and maintenance operations to achieve successful plant establishment, details on stock proof and rabbit proof fencing to protect the new planting should also be submitted.

ROBERT PETROW
Consultant Landscape Architect

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning Department

Cc Lynette Baker

Date: 11/04/00

LODDON COURT FARM, BEECH HILL ROAD, SWALLOWFIELD, F/2000/0599

Having considered the environmental health implications of the above application, I have no objections or comments to make.

Wd like cond re delivery hrs - will re-do this response LEB 11/4

J Mullaney

John Mullaney
Environmental Health Officer

For plans see Part One of Officer File.

Date: 27 March 2000

To: C. Brimble, Landscape & Trees

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.

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

PLA...	27495
FOL	
DC	
...PP	
CS	
23 ...	
COPIES TO:	...
	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.....

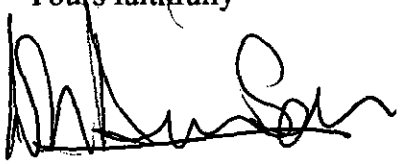
Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

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

Tel: (0118) 974 6445

Date:

My ref: F/2000/0599

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/2000/0599
Loddon Court Farm , Beech Hill Road, Spencers Wood, Reading.
Proposed change of use of 3 agricultural buildings to light industrial (B1c) 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 **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/2000/0599**
Loddon Court Farm , Beech Hill Road, Spencers Wood, Reading.
Proposed change of use of 3 agricultural buildings to light industrial (B1c) use

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/2000/0599

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

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

Previous applications on the site:

67509
68572
69407
0599
0897 2000
0599

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

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

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	
CS	
2	
COPIES TO:	
	FILE

For the attention of Mrs A Odell

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

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.

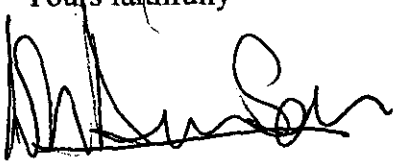
Cont/d.....

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

WORK SHEET FOR : Angela Odell

Application Number : F/2000/0599

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

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

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

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 1 .....

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/2000/0599

Appraisal :

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

CA at Committee 23.5.00

Application Number F/2000/0599
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. 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.

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.

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

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.

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.

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.

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.

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.

PTO.

REASONS:

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

2. 3.
In the interests of the character and amenities of the locality.

4. 6.
In the interests of visual amenity.

5. In the interests of residential and rural amenity.

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.

8. In the interests of highway safety and convenience.

9. In the interests of residential amenity.

RECORD OF SITE VISIT

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

APPLICATION NUMBER: F/2000/0599

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 Existing block + metal roof buildings.
no uses applied for

4. RELATIONSHIP TO ADJOINING PROPERTIES Nearest res. properties are
mobile homes to west ~~of~~ bdy B.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING via internal Loddon Ct. Farm Road. Parking in concrete yard.

LEVELS Flat.

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/0599	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/2000/0599**

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/2000/0599

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

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

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

PLANNING SERVICES	RPT
PDL	TLS
DC	ENF
APP	
CS OBS	AMD
22 MAR 2000	
COPIES TO:	ACK:
	FILE:

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

18-3-00.

Planning Application N° F/2000/0599
Ms Odell. D0597

As the 3 buildings in question have already been used for light Industrial use for approx the last 9-10 months, may I point out that they all have attracted more vechicles
1 Building is used as funeral car garage.
1 Building used as a Office equipment assembly & distribution centre. The supplies come in long articulated lorries & the road on the site were not made for this type of vechicle.

Also with Industrial use it brings on more vechicles to the site ie. Three or Four Refuse Lorries of different Cos for waste disposal. also parents dropping off & collecting their children from the Nursery which is in middle of this

proposed site + Vans & Lorries collecting from this furniture centre.

So I claim that the roads + parking facilities are not suitable for the type of businesses planned for.

Yours Faithfully
S D Davies

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 98[illegible] 6443
email: clerk@swallowfieldpc.freeserve.co.uk

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
JPP	
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

F 26821

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/2000/0599
PROPOSED CHANGE OF USE OF 3 AGRICULTURAL BUILDINGS TO LIGHT INDUSTRIAL (B1C) USE.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

~~86/94~~

Start date: 15 FEB 2000	Map No. 94 Site 0.32
Officer: AO	Application No. F/2000/0599
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

(12)

Description: 3

(F) PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDINGS TO LIGHT INDUSTRIAL (B1c) USE

Location: RODDON COURT FARM, BEECH HILL ROAD

Parish: ~~SHINFIELD~~ SWALLOWFIELD Ward: SWALLOWFIELD ✓ 25.0200

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 .....

Listed Building 1 2 2*

Advertisement Required .....

3 site notices ← advise agent - 2 at access roads / Beech Hill Rdj's. & 1 on access road where relevant bldgs. are.

Date Site Notice Sent : 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:

.....

.....

.....

NEIGHBOURS:

.....

.....

.....

.....

.....

.....

.....

.....

.....

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* 0599

1.	APPLICANT'S NAME	Mr & Mrs H Crocker
	ADDRESS	Cross Lanes Farm, Beech Hill Road, Spencers Wood, Reading, Berks
	POST CODE	RG9 1JH 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, Twford, 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 Farm, 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 redundant agricultural to light industrial on 3NO. buildings
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.32 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 D510-02, 03, & 04 plans and elevations of buildings

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.

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.

Redundant agricultural

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 all as existing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

As existing soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

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 drive off Beech Hill Road

No change from existing private drive off Beech Hill Road

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

N/A

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/~~NO~~

* STATE No. OF HABITABLE ROOMS

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	—	~~694.37~~	—	694.37
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 AGRICULTURAL	—	694.37		
OTHER	Please Specify				
	TOTAL		694.37		694.37

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	14	Nil
Proposed	33	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.

Building A Car storage and valeting for Funeral Directors. Buildng B workshop and storage for office furniture renovation company. Building C showroom and offices for furniture renovation company.

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

Building A ELite Chauffered Cars
Buildings B & C Design & Contract Ltd

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
3	nil	nil	3

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.

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* 0599

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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 W.R. Lawson

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. SU7065 SU7165

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
864/56	Mr Morgan.	O/L Bungalow	10. 7. 56	N/A Ref
1025/57	" "	Agric Building	10. 12. 57	App PD
SS/58	" "	Cow shed		
PD 46/59	" "	Agric Building		
PD 281/57.	" "	Dutch Barn	17. 6. 71	App PD
164/72	" "	Farm implement Store	17. 2. 72	App CA
SR 3243	" "	Dutch Barn	14. 8. 75	App N/A
05764	" "	demolition 3 old cottages, o/l 2 dwellings on site	26. 10. 78	N/A CA
13609	" " in garden	1 caravan	3. 7. 80	N/A TP31.7.
13610	"	" site licence	3. 7. 80	N/A TP31.7
13611	" "	15 touring caravans on part of farmland	3. 7 80	N/A CA

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 SWALLOWFIELD

PLOT No.

ORD. SHEET No. SU7064 SU7164

BUILDER

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

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. 9

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/A UTP 3
BR 19054	"	"	29.7.82	APP N/
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 C/A
20430	"	CARAVAN ON PERMANENT BASIS	17.11.83	N/A C/A
24212	"	DUTCH-BARN WITH 2 LEAN-TO ANIMAL SHELTERS	12.9.85	N/A C/A
28949	"	TOILET BLOCK	27.11.87	C/A
31871 }	SEE		21.12.88	C/
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 BRA 8098 } " GARAGE 15.11.89 20.10.89 APP C

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