APPLICATION NO:

F/2000/2939

LOCATION:

Unit B Lambs Farm Business Park, Basingstoke Road, Swallowfield Reading.

APPLICANT:

J P Winkworth Ltd C/O Robert Davies John West Ltd

PROPOSAL:

Proposed erection of building for B2/B8 use (amendment to consent F/2000/0881)

EARLIEST DATE FOR DECISION: **04/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 24/01/2001

CASE OFFICER: **Angela Odell**

APPROVED

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

J P Winkworth Ltd
C/O Robert Davies
John West Ltd
Lawford House
LEACROFT
Middlesex
TW18 4NN

Application Number: F/2000/2939

Parish:	**SWALLOWFIELD**
Location:	**Unit B, Lambs Farm Business Park, Basingstoke Road, Swallowfield, Reading**
Proposal:	**Proposed erection of building for B2/B8 use (amendment to consent F/2000/0881)**

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. All materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings.

Condition
3. The development for which permission is granted for Unit 3 shall not be carried out if Permission No. 98/68753/F is carried out in respect of Unit C.

Condition
4. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall so be 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
5. Operations for which noise is audible at the nearest residential boundary shall only be carried out between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays, Bank or other Public Holidays without the prior written consent of the Local Planning Authority.

Condition
6. Commercial vehicles (including fork lift trucks) shall only be started up, manoeuvred, operated, loaded or unloaded between 0800 hours and 1900 hours Monday to Friday/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
7. Deliveries by commercial vehicles shall only be made to or from the site between 0800 hours and 1900 hours Monday to Friday/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
8. Construction operations for which noise is audible at the site boundary shall only be carried out between 0730 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authoirty.

Condition
9. Suitable ventilation and filtration equipment shall be installed if necessary to suppress and disperse fumes and/or smell created from any operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues. Equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use. [Details to include outlet height, which in general should be at least 1m above ridge height of the nearest building].

Condition
10. No materials of equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.

Condition
11. 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, Part 8 of Schedule 2 of that Order in connection with the uses hereby approved.

Condition
12. The buildings shall not be occupied until the parking and circulation area shown on the approved plan drawing no. L583/20 Revision E hereto has been drained and surfaced [or other steps as may be specified] in accordance with details submitted and approved by the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking and circulation of vehicles.

Condition
13. No development shall be commenced until visibility splays of 2.0 x 33m (left) and 2.0 x 33m (right) have been provided at all exits from the car park onto the service road.

Condition
14. Neither building shall not be occupied until space has been provided within the curtilage shown on drawing no. L583/20 Rev. E for HGV 15.5m long design vehicle to turn so that it may exit and join the service road in a forward gear and this space thereafter shall be maintained at all times for this purpose.

Condition
15. Before development commences warning signs shall be provided in Back Lane in agreement with and in accordance with details to be first submitted to and approved by the Local Planning Authority.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To prevent an overdevelopment of the site.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of residential amenity.

Reason
6. In the interests of residential amenity.

Reason
7. In the interests of residential amenity.

Reason
8. In the interests of residential amenity.

Reason
9. In the interests of residential amenity.

Reason
10. In the interests of visual amenity.

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

Reason
12. 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
13. In the interests of highway safety.

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

Reason
15. In the interests of highway safety.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2, C6, BU1, BU2
Loddon Area Local Plan Policies LTV2, LC1, LE2
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WRE4

John Mitchell
Development Control Manager
Date: 12/01/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 28 June, 2002
My ref. AO/F/2000/2939
Your ref. L583/IY/LJR

Robert Davies John West Ltd
Lawford House
Leacroft
Staines, Middlesex
TW18 4NN

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 Yarham

PLANNING PERMISSION F/2000/2939
PROPOSED BUILDING FOR B2/B8 USE, UNIT B, LAMBS BUSINESS PARK, BASINGSTOKE ROAD, SWALLOWFIELD

Thank you for your letter of 20 June and enclosed drawings Nos. L583/21E, 22C and 23A. I confirm the proposed alterations are accepted as a minor amendment to the above permission.

I trust this advice is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

ROBERT DAVIES JOHN WEST LIMITED
Chartered Architects

PLANNING SERVICES | HPT S/7760
PGL | TLS
DC dmo | ENF
APP | 20th June 2002
CS | 21 JUN 2002
COPIES TO | ACK: FILE:

L583/IY/LJR

Planning Department
Wokingham District Council
PO Box 155
Civic Offices
Shute End
WOKINGHAM
Berks RG40 1WW

For the attention of Mrs A O'Dell

Dear Sirs

UNIT B, LAMBS FARM BUSINESS PARK, SWALLOWFIELD

Further to our Client's letter to you regarding the above unit, we have pleasure in enclosing copies of our drawings L583/21^{E}, 22^{C} and 23^{A} indicating the revisions required for the sub-division of the unit as noted by Mr Winkworth.

We trust the above, together with the letters of support will allow you to approve these proposals as a minor amendment to the existing approval.

Should you have any queries or require additional information, please do not hesitate to contact us.

Yours faithfully

Ian Yarham
ROBERT DAVIES JOHN WEST LIMITED

Encs L583/21^{E}, 22^{C} and 23^{A} - 2 copies of each

c.c. Mr J Winkworth (plus one copy of drawings)

Lawford House, Leacroft, Staines, Middlesex TW18 4NN
Tel: 01784 459211 Fax: 01784 463816
Email: rdjwltd@aol.com Website: www.rdjwltd.com
Registered at Cardiff No. 2669276 Reg.Office: 19 Seymour Mews, London W1H 6BG

J. P. WINKWORTH LIMITED

Willow Tree Works
Swallowfield Street
Swallowfield, Nr. Reading
Berkshire RG7 1QX
England

Administrative Office:
General Tel: 0118 9883551
Fax: 0118 9884031
Accounts Tel: 0118 9840284

Mrs A Odell
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Our ref: JFW/ja
20 June 2002

PLANNING SERVICES | HPT 57758
POL | LS
DC AMO | ENF
APP |
CS |
21 JUN 2002
COPIES TO | ACK

Dear Mrs Odell

Re: Unit B – Lambs Farm Business Park – Currently under Construction

Referring to our recent telephone conversation, this is just to confirm that as you are aware we have for some considerable time been trying to let this as one unit and unfortunately we have currently been unsuccessful.

I mentioned to you last February that if we couldn't let as one it would be better to break down into two, each of which should prove easier to find tenants for.

Accordingly, the second smaller unit needs a smaller additional up and over door and four side windows. The second door is proposed at 4.00 metres high by 3 metres wide and I have seen the owner of Lambs Farm House, Mr McEntee who has no objection to this.

I enclose a copy of his letter to me dated 19 June 2002 and a copy of Drawing No. L583/31 Rev A, which we have both dated and signed.

Our architects Robert Davies John West, will be submitting you a revised plan showing the extra windows and door etc, and I hope you will be able to deal with this quickly as a minor amendment as the building is well under construction.

Thank you very much for all your help and assistance.

Yours sincerely

J F Winkworth

Encs. Copy of signed drawing from B D McEntee No. L583/31 Rev A.
Copy of signed letter from B D McEntee.

cc Robert Davies John West

Mr B D McEntee
Lambs Farm House
Basingstoke Road
Swallowfield
RG7 1PQ

19 June 2002

Dear Mr Winkworth

Re: Unit B – Lambs Farm Business Park – Currently under Construction

This is just to confirm I have no objection to a second up and over door being inserted in the front of the Unit.

I have a copy of the proposed plan Drawing No. L583/31 Rev. A, showing the existing door 4.00metre high x 4.5 metres wide and the additional door 4.00 metres high x 3.00 metres wide. I enclose a copy of your drawing signed and dated.

Yours sincerely

B D McEntee

Enc.

J. P. WINKWORTH LIMITED

Willow Tree Works
Swallowfield Street
Swallowfield, Nr. Reading
Berkshire RG7 1QX
England

Administrative Office:
General Tel: 0118 9883551
~~53446~~ Fax: 0118 9884031
Accounts Tel: 0118 9840284

PLANNING SERVICES
POL A0
DC
APP
CS
22 FEB 2002
COPIES TO
2939

JFW/ja

21 February 2002

Mrs C Dodsworth
Development Control Liaison Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Madam

Re: Erection of Industrial Unit B at Lambs Farm Business Park, Basingstoke Road, Swallowfield

Thank you for your copy letter dated 18 February addressed to our architects Davies John West Limited at Staines.

Referring to our telephone conversation this morning with yourself and Angela Odell, this is just to confirm that the industrial unit will be built exactly as the planning approval No. F/2000/2939.

Our architects inadvertently showed you a plan showing the unit split into two which we asked them to prepare in the unlikely event that we would not be able to let it as a single unit.

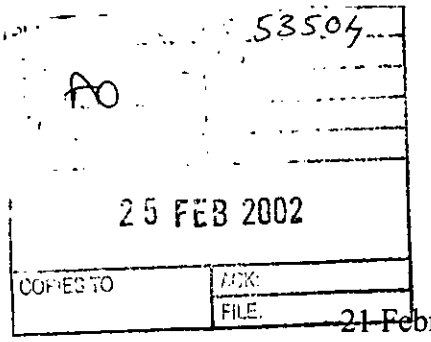
Initially the building will be built exactly as approved and the architects will be sending you a new application form immediately. Should in the consequence of time we find that we are unable to let this as a single unit we will of course revert to your council, as we have done in the past, to discuss the way forward and the best way to deal with the situation.

Assuring you of our personal attention.

Kind regards

John F Winkworth

Cc ✓ Angela Odell – Wokingam District Council
Ian Yarham - Robert Davies John West Limited



JFW/ja

21 February 2002

Mrs C Dodsworth
Development Control Liaison Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Madam

Re: Erection of Industrial Unit B at Lambs Farm Business Park, Basingstoke Road, Swallowfield

Thank you for your copy letter dated 18 February addressed to our architects Davies John West Limited at Staines.

Referring to our telephone conversation this morning with yourself and Angela Odell, this is just to confirm that the industrial unit will be built exactly as the planning approval No. F/2000/2939.

Our architects inadvertently showed you a plan showing the unit split into two which we asked them to prepare in the unlikely event that we would not be able to let it as a single unit.

Initially the building will be built exactly as approved and the architects will be sending you a new application form immediately. Should in the consequence of time we find that we are unable to let this as a single unit we will of course revert to your council, as we have done in the past, to discuss the way forward and the best way to deal with the situation.

Assuring you of our personal attention.

Kind regards

John F Winkworth

Cc Angela Odell – Wokingam District Council
Ian Yarham - Robert Davies John West Limited

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 20 February, 2002
My ref. BC/DC/2000/2939

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

Robert Davies
John West Ltd.
Lawford House
Leacroft
Staines
TW18 4NN

Dear Sirs

PLANNING PERMISSION 2000/2939
SITE: UNIT B, LAMBS FARM BUSINESS PARK, BASINGSTOKE ROAD, SWALLOWFIELD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/2939 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Angela Odell

ANGELA ODELL
Senior Planning Officer

Tel. 0118 974 6443 (Direct Line)

Date. 18 February, 2002

My ref. CD/FP2002/2683(2939)

Robert Davies John West Limited
Lawford House, Leacroft
STAINES
Middlesex
TW18 4NN

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
E-mail:

Dear Sirs,

ERECTION OF INDUSTRIAL UNIT B AT LAMBS FARM BUSINESS PARK, BASINGSTOKE ROAD, SWALLOWFIELD

Thank you for your Building Regulations Application Number FP2002/2683 received on 4 February.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer, Angela Odell, considers that the proposal is materially different from the Approved Planning Number F/2000/2939, which cannot be dealt with as a minor amendment. There is an additional front roller loading bay door. There are also additional doors/windows.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 12 March. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443 or Angela Odell on 0118 974 6445

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc J P Winkworth Limited

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2939	HO.
BUILDING CONTROL NUMBER.	A2002/2683 South	
APPLICANT/AGENT	Robert Davies Johnson Ltd	
ADDRESS OF SITE	Unit 8, Lambs Farm Business Park Basingstoke Road SUTTON	
DESCRIPTION OF PROPOSED WORK	erect industrial unit for B2/B8 use (Amendment to consent F/2000/0881)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		L583/20G
ELEVATIONS	L583/31A	L583/23 22A
FLOOR PLANS	L583/30A	L583/21C

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen by BC	additional front roller loading bay door - other additional doors/windows	
DATE	18/2/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	18/2/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Angela Odell

Application Number : F/2000/2939

Applicant : J P Winkworth Ltd C/O Robert Davies John West Ltd.

Location : Unit B, Lambs Farm Business Park, Basingstoke Road, Swallowfield, Reading.

Proposal : Proposed erection of building for B2/B8 use (amendment to consent F/2000/0881)

Site Notice Displayed ? :	YES	NO	DATE
	✓		10.1.00.

Date of Neighbour Notifications : .....

Date of Site Visit : 10.1.00.

Date Registered : 29/11/2000

Earliest Date for Decision : 04/01/2001

Latest Consultation Date/Site Notice Expiry Date : 04/01/2001

This application <u>will have expired on</u>: <u>24/01/2001.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : HWS: No obj. subj to conditions.

- Letter from property up Lambs Lane. Proposal is for floor space increase. Increase in traffic from bus. pk. causing congestion.
- Swallow P.C.: No objection.
- E.H.O.: recs. conditions as previously.

Planning Issues :

Application Number: F/2000/2939

Appraisal :

History under 98/68753/F Unit C granted p.p. for replacement building for B1 of 350 m² (including first floor inside roof area) + bdg B already had p.p. for conversion to B1 use, with B+C total floorspace allowed 600 m².

Then F/2000/0881 allowed B2/B8 redevelopment instead of Units B+C for 499 m².

Current proposal for Unit B is for 372 m², an extra 104 m² compared with recent approval, but still about the same as the previous approvals. Therefore, provided that the original unit C under 98/68753/F is not implemented then consider this acceptable in terms of floorspace.

In terms of policy, B2/B8 is preferred to B1.

Proposed building would be 5.8 m. high. and similar in design to unit 'C' permitted under 0881. In context of the industrial park as a whole would have no significant impact and therefore consider acceptable in principle under WDLP Policy WRE4 (A), (B) + (C).

Impact on neighbours: would not have a significantly greater effect on Lambs Farmhouse than extant p.p. 0881 for unit B.

Re: potential disturbance: should have same conditions as 0881 to control this.

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

(tick appropriate box)

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

Reason
2. To ensure a satisfactory external appearance.

Reason To prevent an overdevelopment of the
3. ~~To safeguard the amenities of neighbouring residents and the locality.~~

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of residential amenity.

Reason
6. In the interests of residential amenity.

Reason
7. In the interests of residential amenity.

Reason
8. In the interests of residential amenity.

Reason
9. In the interests of residential amenity.

Reason
10. In the interests of visual amenity.

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

Reason

12. 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

13. In the interests of highway safety.

Reason

14. In the interests of highway safety and convenience.

Reason

15. In the interests of highway safety.

proposal on the site although the building would have been larger, higher and nearer the A33. It is accepted that the proposal would result in the removal of the existing operation from a site where it causes safety, congestion and disturbance problems to a limited degree and will provide alternative satisfactory premises for the operation (enabling expansion) which on evidence currently available the applicant does not appear to be able to find elsewhere in the area. However, it is considered that because of the policy and visual appearance objections to the proposal, these factors are not a justification for allowing such inappropriate development in the countryside.

AO

12/1/07

RECORD OF SITE VISIT

SITE ADDRESS: Unit B Lambs Farm Business Park, Basingstoke Road Swallowfield Reading.

APPLICATION NUMBER: F/2000/2939

OFFICER: Angela Odell

DATE OF SITE VISIT: 10.1.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. 10.1.00

2. DESCRIPTION OF SURROUNDINGS Existing business park of ex-farm and redeveloped ex-farm buildings.

3. DESCRIPTION OF SITE/BUILDING Building B is mix of timber/ breeze block with tiled roofs/corrugated roofs.

4. RELATIONSHIP TO ADJOINING PROPERTIES Lambs Farmhouse is to south with parking area between.

5. SITE CONSTRAINTS

TREES NA1

ACCESS/PARKING via bus. park entrance to existing parking area.

LEVELS Flat.

BOUNDARY TREATMENT Fence to N. side boundary of Lambs Farm.

OTHERS

Application Number F/2000/2939
Conditions/Reasons for Refusal

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

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

Condition
2. All materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings.

3			The developments for which permission is granted for Unit B shall not be carried out if permission No. 98/68753/F is carried out in respect of Unit C; ~~but~~ shall only

Condition
4. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall 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
5. Operations for which noise is audible at the nearest residential boundary shall only be carried out between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays, bank or other public holidays without the prior written consent of the Local Planning Authority.

Condition
6. Commercial vehicles (including fork lift trucks) shall only be started up, manoeuvred, operated, loaded or unloaded between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV2, LC1, LC2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC1, WCC2, WRE4
GREEN BELT LOCAL PLAN POLICIES: C6
BERKSHIRE STRUCTURE PLAN POLICIES: C2, BU1, BV2
MINERALS LOCAL PLAN POLICIES:

Condition
7. Deliveries by commercial vehicles shall only be made to or from the site between 0800 hours and 1900 hours Monday to Friday/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
8. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Condition
9. Suitable ventilation and filtration equipment shall be installed if necessary to supress and disperse fumes and/or smell created from any operations on the premises. [The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues]. Equipment shall be installled and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use. [Details to include outlet height, which in general should be at least 1m above ridge height of the nearest building].

Condition
10. No materials or equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.

Condition
11. 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, Part 8 of Schedule 2 of that Order in connection with the uses hereby approved.

Condition
12. The buildings shall not be occupied until the parking and circulation area shown on the approved plan drawing no.L583/20 Revision E hereto has been drained and surfaced [or other steps as may be specified] in accordance with details submitted and approved by the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking and circulation of vehicles.

Condition
13. No development shall be commenced until visibility splays of 2.0 x 33m (left) and 2.0 x 33m (right) have been provided at all exits from the car park onto the service road.

Condition
14. Neither building shall not be occupied until space has been provided within the curtilage shown on drawing No. L583/20 Rev E for HGV 15.5m long design vehicle to turn so that it may exit and join the service road in a forward gear and this space thereafter shall be maintained at all times for this purpose.

Condition
15. Before development commences warning signs shall be provided in Back Lane in agreement with and in accordance with details to be first submitted to and approved by the Local Planning Authority.

Applicationo	Name & Address
F/2000/2939	A Knowler & R Vaughan The Shieling Lambs Lane Spencers Wood RG7 1JB

App approved
Letter sent 25/01/01

Tel: (0118) 974 6445

Date: 12.01.01

My ref: F/2000/2939

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/2939
Unit B, Lambs Farm Business Park, Basingstoke Road, Swallowfield, Reading.
Proposed erection of building for B2/B8 use (amendment to consent F/2000/0881)

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 Committee for decision please fill in the form below.
This form must be received no later than 22.01.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/2939**
Unit B, Lambs Farm Business Park, Basingstoke Road, Swallowfield, Reading.
Proposed erection of building for B2/B8 use (amendment to consent F/2000/0881)

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.

ROBERT DAVIES JOHN WEST LIMITED
Chartered Architects

PLANNING SERVICES 38662
POL
DC AO
CS
15 JAN 2001
COPIES TO:
FILE:

L583/IY/LJR

12th January 2001

Mrs A O'Dell
Planning Department
Wokingham District Council
PO Box 155
Shute End
Wokingham, Berks RG11 1WR

Dear Mrs O'Dell

UNIT B, LAMBS FARM BUSINESS PARK, SWALLOWFIELD

Further to our telephone conversation this morning, we are writing to confirm that the area of buildings to be demolished (Unit B barn) is 225 m^2 – B1(c) usage and new build totals 372 m^2 B2/B8 usage, this being the extension area added to the previously approved building yet to be built.

We trust the above is sufficient for your needs, however if further clarification is required, please do not hesitate to contact us.

Yours sincerely

Ian Yarham
ROBERT DAVIES JOHN WEST LIMITED

c.c. J Winkworth

Lawford House, Leacroft, Staines, Middlesex TW18 4NN
Tel: 01784 459211 Fax: 01784 463816 Email: RDJWLtd@aol.com
Registered at Cardiff No. 2669276 Reg.Office Stafford House, 33-30 Station Road, Aldershot, Hampshire, GU11 1BA

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

DC
CS
11 JAN 2001
COPIES TO:
ACK:
FILE:

10/01/2001

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2000/2939
Location: Unit B, Lambs Farm Business Park, Basingstoke Road, Swallowfield Parish
Proposal: Proposed erection of building for B2/B8 (amendment to consent F/2000/0881)
Case Officer: Angela Odell

The Parish Council considers that the proposed increase in floor area for this unit, over and above that for which it already has planning permission, will not cause any detrimental effect to the area.

The Parish Council therefore has no objection to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

Angela Odell

From: John Mullaney
Sent: 12 January 2001 11:13
To: Angela Odell
Subject: RE: F/2000/2939

Yes please Angela

John

-----Original Message-----
From: Angela Odell
Sent: 11 January 2001 13:37
To: John Mullaney
Subject: F/2000/2939

Dear John

This application is for erection of building for B2/B8 use (amendment to consent F/2000/0881). Do you want the same conditions as for 0881?

Angi

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 11 December 2000

Application Number: F/2000/2939

Proposal: Proposed erection of building for B2/B8 use (amendment to consent F/2000/0881)

Parish: SWALLOWFIELD PARISH

Site Address:
Unit B, Lambs Farm Business Park, Basingstoke Road, Swallowfield, Reading.

Applicant:
J P Winkworth Ltd C/O Robert Davies John West Ltd.

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).

Comments as per application no. 0881

Signed: _____ **Print name:** Adam Coggins 22/12/00

Rec'd 1.40PM 4.1.01

PLANNING SERVICES | HPT
PO1 | TLS
DC | ENF
APP |
CS 585 | ATLO
05 JAN 2001
COPIES TO: | ACK:
FILE:

Mrs Angella Odell-Case Officer
PO Box 157
Council Offices
Shute End
WOKINGHAM
RG40 1WR

The Shieling
Lambs Lane
Spencers Wood
Reading
RG7 1JB

2 January 2001

Dear Madam

Reference Planning application number F/2000/2939

Here are my comments on this planning application from Winkworth Engineering Ltd, to which, I am strongly opposed, for the following reasons:

- This application is for an increase to the floor space already granted under planning number F2000/0881, to Unit B, of almost 40%. Given the magnitude of the additional 101 square metres, it suggests that there was some doubt about the probity of the original application for this Unit to be designated for B2/B8 use,

- Since January 1999 there has been a rapid increase in the scale of the business operation located at Lambs Farm Business Park. In the past eighteen months this has manifested itself with congestion in the vicinity of the Business Park entrance, and the junction between Back Lane and the Old Basingstoke Road, caused by heavy lorries and other vehicles entering and leaving the site.

- In November 1998 Mr. John Winkworth, Managing Director of Winkworth Engineering Ltd visited close neighbours overlooking the Lambs Farm site to explain that his plans for the farm would not have a major impact on local residents. He went on to state that there would be some light industrial units set up for letting out and that the other buildings would act as an overflow to store equipment from his Swallowfield site. It is for these reasons that I have not written to comment on any of the earlier applications. However, in view of the insidious nature (e.g. applying for higher grade business status than originally communicated to local residents, submitting planning applications to coincide with festive season!) of recent applications and the escalating level of activity at the Business Park, it is clear that the owners' intention for Lambs Business Park is quite different from that stated by them in late 1998.

- Local Estate Agents have confirmed that the Lambs Farm Business Park has had a detrimental effect on the value of nearby residential properties.

- The nature of the business now operating at Lambs Farm Business Park is fundamentally different from that which was envisaged only a few years ago when the district council did not support approaches from other local businesses for similar operations.

- For these reasons, I would urge the planning committee to take note of these comments and give serious consideration to the 'methods' employed hitherto in giving momentum to the business operation located at Lambs Farm Business Park. In so doing, the Unitary Authority for Wokingham and District can take stock of the situation, which has developed so quickly on this site. It can then monitor its impact on the local community before granting further consents that will add to the scale of the business operation and impinge on the co-existence of residents living in a semi rural area.

In view of other issues that have arisen recently which are not directly connected to this application, but do concern the operation in general, I shall be writing separately to you in due course.

Yours faithfully

R.L.Vaughan R.L.Vaughan

pp A J Knowler R L Vaughan

Cc Mr John Redwood MP

To:
Minerals consultation
John Leggett

From: Angela Odell

Date: 11 December 2000

Application Number: F/2000/2939

Proposal: Proposed erection of building for B2/B8 use (amendment to consent F/2000/0881).

Site Address:
Unit B, Lambs Farm Business Park, Basingstoke Road, Swallowfield, Reading.

Applicant:
J P Winkworth Ltd C/O Robert Davies John West Ltd.

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

---

area is within a consultation area but proposal + site not significant enough to warrant sterilization of a mineral resource.

Received by Wokingham District Council

Application No: F/2000/2939

Proposal:
Proposed erection of building for B2/B8 use (amendment to consent F/2000/0881)

Location:
Unit B, Lambs Farm Business Park, Basingstoke Road, Swallowfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

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 04/01/2001. 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

11 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:

Officer: AO

29 NOV 2000

Application No. F/2000/2939

Map No. 94 Site 133

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF BUILDING FOR B2/B8 USE (AMENDMENT TO CONSENT 2000/0881)

Location: UNIT B, LAMBS FARM BUSINESS PARK, BASINGSTOKE ROAD

Parish: SWALLOWFIELD Ward: .....

Applicant: J P WINKWORTH LTD

Fee Received 380-00 (2) Required ..... Additional ..... Refund .....

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 .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) Minerals consultation area.
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : Shinfield
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (Rural Area)

No pre-apps on file

- Duncan Garrett (Access officer)

NEIGHBOURS:

S/N + Lambs Farm } Basingstoke Rd (as for previous application
Lambs Farm Cottage }

+ see map

J. P. WINKWORTH LIMITED

Willow Tree Works
Swallowfield Street
Swallowfield, Nr. Reading
Berkshire RG7 1QX
England

Administrative Office:
General Tel: 0118 9883551
Fax: 0118 9884031
Accounts Tel: 0118 9840284

29.NOV.2000* 2959

Mrs A. O'dell - Senior Planner
Planning Department
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG41 1WR

Ref. JFW/JST

27th November 2000

Re: Unit B1 Lambs Farm Business Park, Swallowfield.

Dear Mrs O'dell,

Referring to my meeting at your office last week and our various discussions. We wish to submit a further planning application for Unit B1. As you are aware we only have two units left to build and the business park will be completed. All our other units have attracted tenants.

We have found that there is a good demand for units of around 4000 sq ft. The existing permission for B is 2927 sq ft and we would like to enlarge this by approximately 1076 sq ft.

The original site planning permission for Unit B & C when they were to be offices amounted to 6461 sq ft in total. The existing planning permission granted for B & C as Industrial Buildings amounts to 5381 sq ft. So the extra we are now asking for B is no more than the original sq footage granted for B & C.

We can fully meet all parking and access requirements.

We sincerely hope you will be able to approve this extension which if passed we anticipate building next Spring 2001.

With many thanks for your help and assistance.

John F Winkworth
Managing Director

29.NOV.2000* 2939

ROBERT DAVIES JOHN WEST LIMITED
Chartered Architects

L583/IY/ALI

21st November 2000

Planning Department

WOKINGHAM DISTRICT COUNCIL
P.O. Box 155, Council Offices,
Shute End,
Wokingham, Berkshire, RG11 1WR

For the attention of Mrs. A. O'Dell

Dear Sirs,

UNITS B, LAMBS FARM BUSINESS PARK, SWALLOWFIELD

Further to your discussions with our client, Mr. J. Winkworth, regarding the enlargement of the previously approved Unit B, we have pleasure in enclosing relevant documentation and drawings, together with a cheque in the sum of £380.00 to cover the processing of this application.

You will note the B2/B8 proposal brings Units B and C total area up to the totals of B and C B1 approvals. As the current market demand for light industrial / warehousing is quite high, this extension will provide a unit with greater appeal and car parking retained at the office standard as a benefit.

As a condition of the previous approval, we have undertaken obtaining the traffic order to erect the 3 No. traffic signs and enclose a copy of the above request for your information and records.

We hope that this application may be dealt with under delegated powers and look forward to receiving your approval at your earliest convenience.

Yours faithfully,

Ian Yarham
ROBERT DAVIES JOHN WEST LIMITED

Encs: 6 copies of drawings L583/20^{G}, 21^{C}, 22^{A}, 23 plus Location Plan

cc: John Winkworth

Lawford House, Leacroft, Staines, Middlesex TW18 4NN
Tel: 01784 459211 Fax: 01784 463816 Email: RDJWLtd@aol.com
Registered at Cardiff No. 2669276 Reg.Office Stafford House, 33-30 Station Road, Aldershot, Hampshire, GU11 1BA

1769a

29.NOV.2000* 2939

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

1.	APPLICANT'S NAME	J. P. Winkworth Ltd
	ADDRESS	Willow Tree Works, The Street Swallowfield, Berks
	POST CODE	RG7 1QX PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROBERT DAVIES JOHN WEST LTD
	ADDRESS	Lawford House, Leacroft, Middlesex
	POST CODE	TW18 4NN PHONE 01784 459211
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	Unit B, Lambs Farm Business Park off Basingstoke Road, Swallowfield
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Extension of previously approved new building for B2/B8 use.
5. Give the area in hectares or part of a hectare	AREA OF SITE	1.26 Ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	six copies L583/20G, 21C, 22A, 23 and location plan.

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.	INDUSTRIAL / STORAGE
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.	Profiled metal sheet cladding to walls and roof, brick plinth, Plastisol coated loading bay door, white painted door frames, colours to match surrounding units.
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 - part of open site business park.
16. HOW WILL SURFACE WATER BE DISPOSED OF?	
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	As granted under 97/66547/F and F/2000/0881
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	Yes - Disabled parking spaces, ramped access and toilets.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

NOT APPLICABLE

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

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why. £380

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 J. P. WINKWORTH LTD DATE 28 / NOV / 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	271 sq.m	-	101 sq.m	-
B3-7	SPECIAL INDUSTRIAL	-	-	-	-
B8	STORAGE OR DISTRIBUTION	271 sq.m	-	101 sq.m	-
C1	HOTELS AND HOSTELS	-	-	-	-
C2	RESIDENTIAL INSTITUTIONS	-	-	-	-
D1	NON-RESIDENTIAL INSTITUTIONS	-	-	-	-
D2	ASSEMBLY AND LEISURE	-	-	-	-
OTHER	Please Specify	-	-	-	-
OTHER	Please Specify	-	-	-	-
	TOTAL	271 sq.m	-	101 sq.m	-

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

26. WHAT PROVISION IS BEING MADE FOR PARKING? Approved

	Cars	Lorries
Existing	24	1 Van
Proposed	24	1 Van

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.
End user unknown at this time

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

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

Existing Staff	Transferred Staff	New Staff	Total

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.
None

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 bythe Chief Officerresponsible 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.

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

29.NOV.2000* 2939

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.

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

OR

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

❶ 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.

❷ 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

(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).

❶ 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

Agricultural Holdings Certificate

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

if any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of Robert Davies John West Ltd. for J. Winkwort

Date 22 Nov. 2000

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

① ~~FOXHILL STABLES~~ BUSINESS PARK / LAMBS FARMHOUSE E

ADDRESS LAMBS FARM BASINGSTOKE ROAD PARISH SWALLOWFIELD

LAMBS COURT (

PLOT No. ORD. SHEET No SU7065-7165

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R 373/66 ✓	Mr D R Goodey	Change of use to form Riding stables & driving school for Horse drawn vehicles	19. 1. 67	NA Cf
R/21/68	" "	Use of land for tipping adj farm.	13. 2. 68	NA Re
R/591/70	"	STORE	W/DR	
PD204/72 ✓	"	New kitchen to farm house	13. 4. 72	app N
PD 567/73	"	Agricultural building	5. 9. 73	app N
PD 696/73	"	" "	19 11. 73	app Na
07318 ✓	"	2 storey extn.	24. 11. 77	NA Ref
BR7433	"			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

② BUSINESS PARK / LAMBS FARMHOUSE E

ADDRESS LAMBS FARM. BASINGSTOKE ROAD PARISH SWALLOWFIELD

(9

PLOT No. ORD. SHEET No SU7065-7165

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
07904 ✓	Mr D Goodey	Alteration & adds.	16. 3. 78	NA Cf
BR 7989	" "	" "	22. 2. 78	app Na
BR 10222	" "	Agricultural B/d.	9. 2. 78	app NA
BR 15384	" "	Barn for storage eqp	13. 8. 80	app
BR17601	" "		30. 9. 81.	app Na
23523	"	S/St. store	23.5.85	dA
38955	W/DR.			
39597	W/DR.			
41306	MESSRS GOODEY	CAR PARK FOR RIDING STABLES & MUSEUM. % use ADR. BLDG. TO MUSEUM	3 11.93	Cf
43459	"	4 LOCATION BOARDS & 2 FLAGPOLES	14.11.94	Re

SPECIAL ORDERS

1933 (3) LAMBS FARMHOUSE & UNITS A, B, C, D, E, F, G LAMBS FARM BUSINESS PARK

ADDRESS BASINGSTOKE ROAD PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No. (94)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
44030	MR. D. GOODEY	NON-ILL. DIR. SIGN	28.3.95	C
~~95/[illegible]/A~~				
97/66547/F	J P WINKWORTH LTD E	C/O/USE REDES. FROM MUSEUM/STABLES TO B1, B2 & B8 C/O/USE LAND TO CAR PARK	23.4.98	C/A
98/67961/F	J P Winkworth UNIT B	Rebuilding of Unit B for B1 Use	30.9.98	C
FP98/7851	J P WINKWORTH LTD. - LAMBS FARM - NEW DRAINAGE		23.7.98	APP
98/68753/F	" UNIT C	Erect Replace Unit for B1 Use (Demolish existing)	26.1.99	C
98/68799/F	" " D	Replace & Refurbish Indust. Bldg.	2.2.99	C
99/69169/F	" UNIT G1/G2.	Repos. Ext & Refurb B2/B8 Units	4.5.99	C
99/69705/F	UNIT D.			
FP98/8088	"	Int Alts. & Improvements	6.11.98	APP
C/66547/02	"	Details to comply with COND. of Cons. 97/66547/F - APPROVAL OF LANDSCAPING PROPOSALS	26.5.99	C

MINISTRY DECISION

SPECIAL ORDERS

FP99/9136	"	Steel framed & clad, light ind/storage bldg	21.9.99	APP

1933 (4) LAMBS FARMHOUSE + UNITS A, B, C, D, E, F, G LAMBS FARM BUSINESS PARK

ADDRESS BASINGSTOKE ROAD PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
FP99/9064	J P Winkworth	2 St. office Bldg	1.10.99	REF
99/70838/F	B McEntee	2 St. Rear Ext to Dwelling	23.08.00	C
		Com. of Exis Rear Ext.		
FP99/9064/A	J P Winkworth unit C	New 2/St office Building	22.10.99	APP N
F/2000/0881	JP Winkworth unit B & C	Dem. of exist barn & ind. units	25.05.00	C
		Construction of 2 units B2/B8 use.		

MINISTRY DECISION

SPECIAL ORDERS

1933 Unit H.

ADDRESS Lambs Farm Business Park PARISH

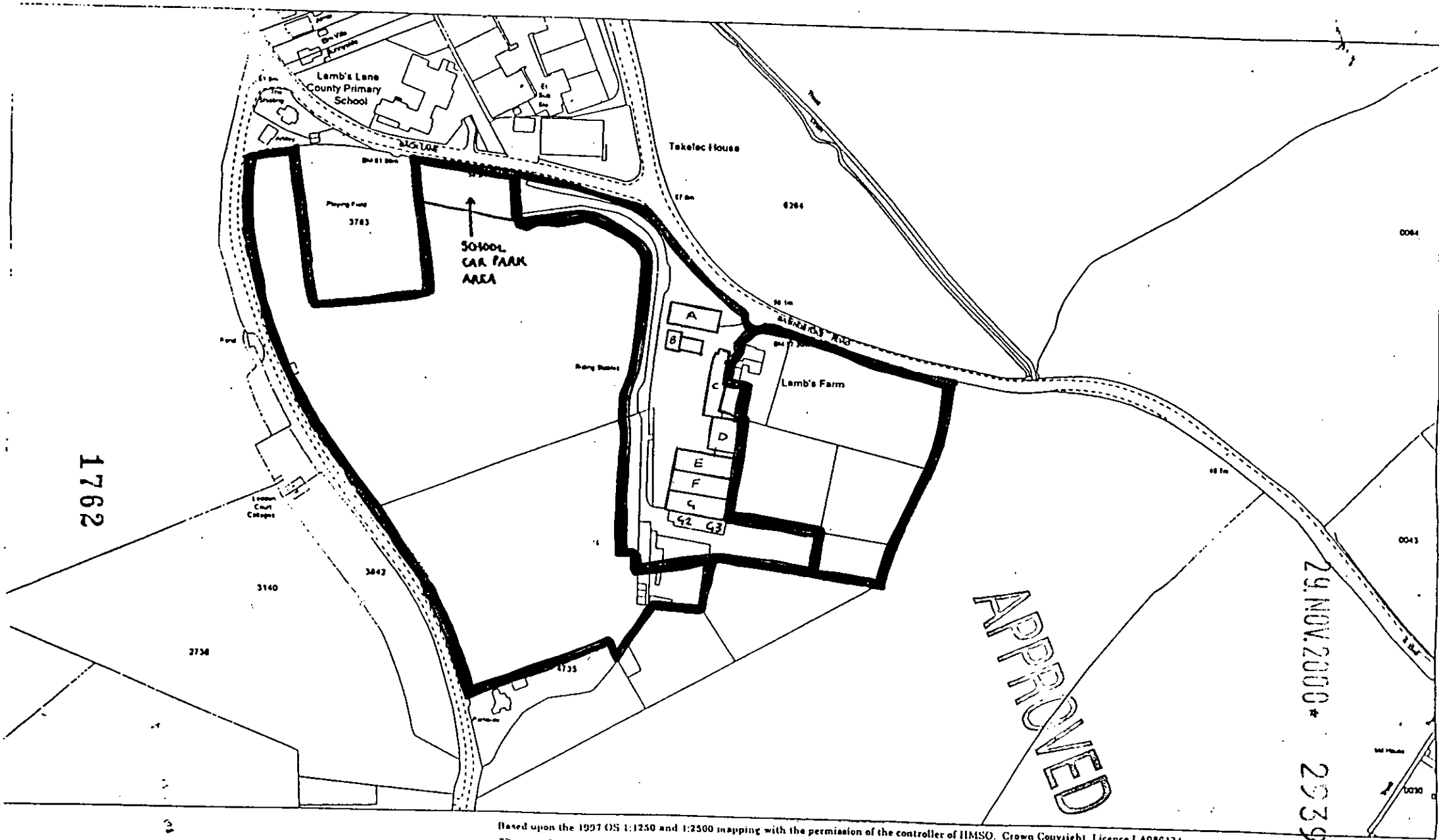
PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/68753/F	J P Winkworth	Erect. of replacement unit for B1 use Demolition of existing building	26.01.99	NA C
98/68799/F	J P Winkworth	Part Dem. of exist building & rebuilding & refurb. of industrial building	02.02.99	NA C
99/69169/F	J P Winkworth	Repositioning ext. & refurbishment of B2/B8 units	04.05.99	NA C
99/69705/F	J P Winkworth	New building for B2/B8 use, Dem of existing building	07.07.99	NA C

MINISTRY DECISION

SPECIAL ORDERS



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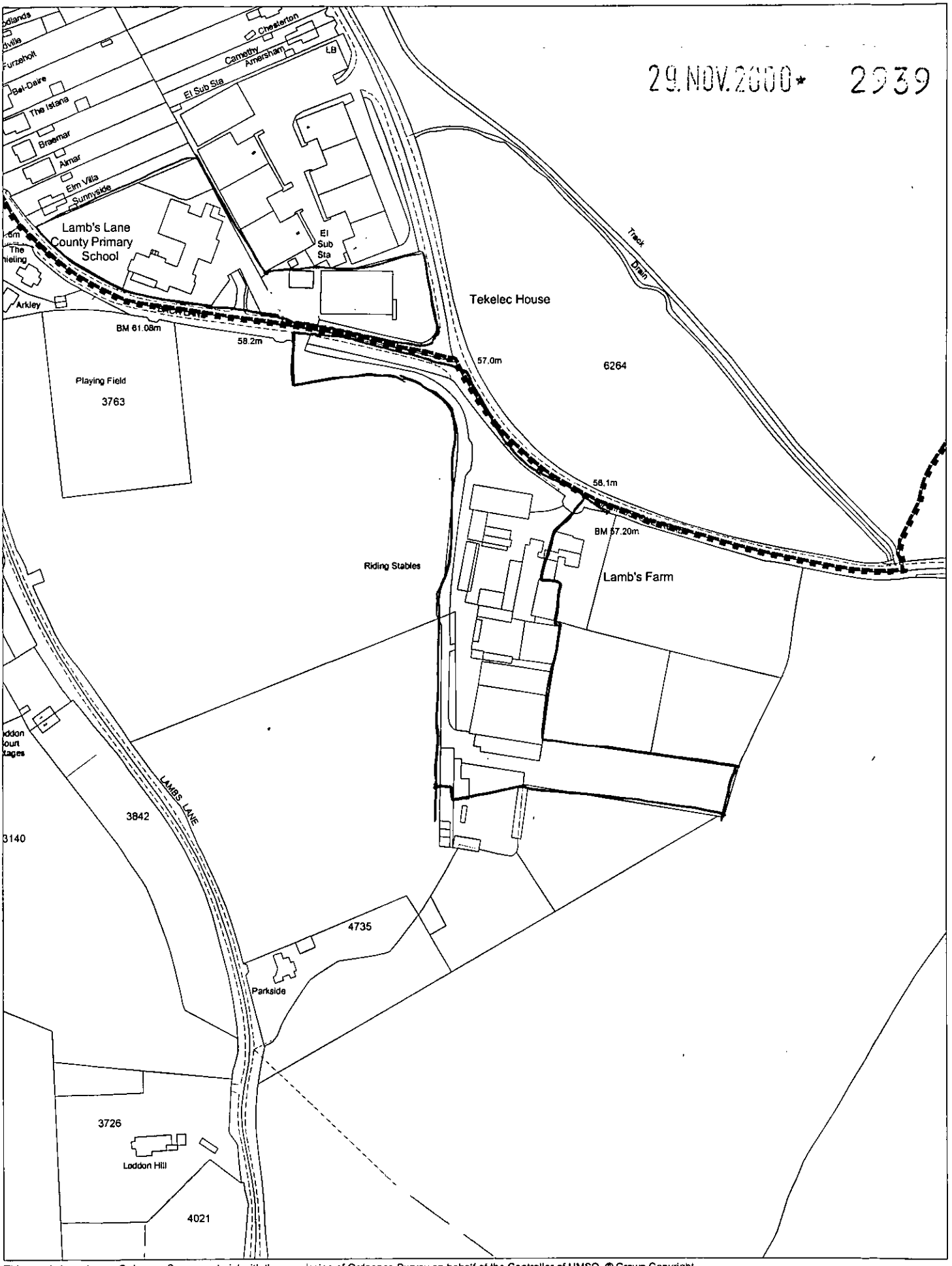
Development Control Section, Planning Department, Wokingham District Council.

February 1998

scale: 1 : 2500



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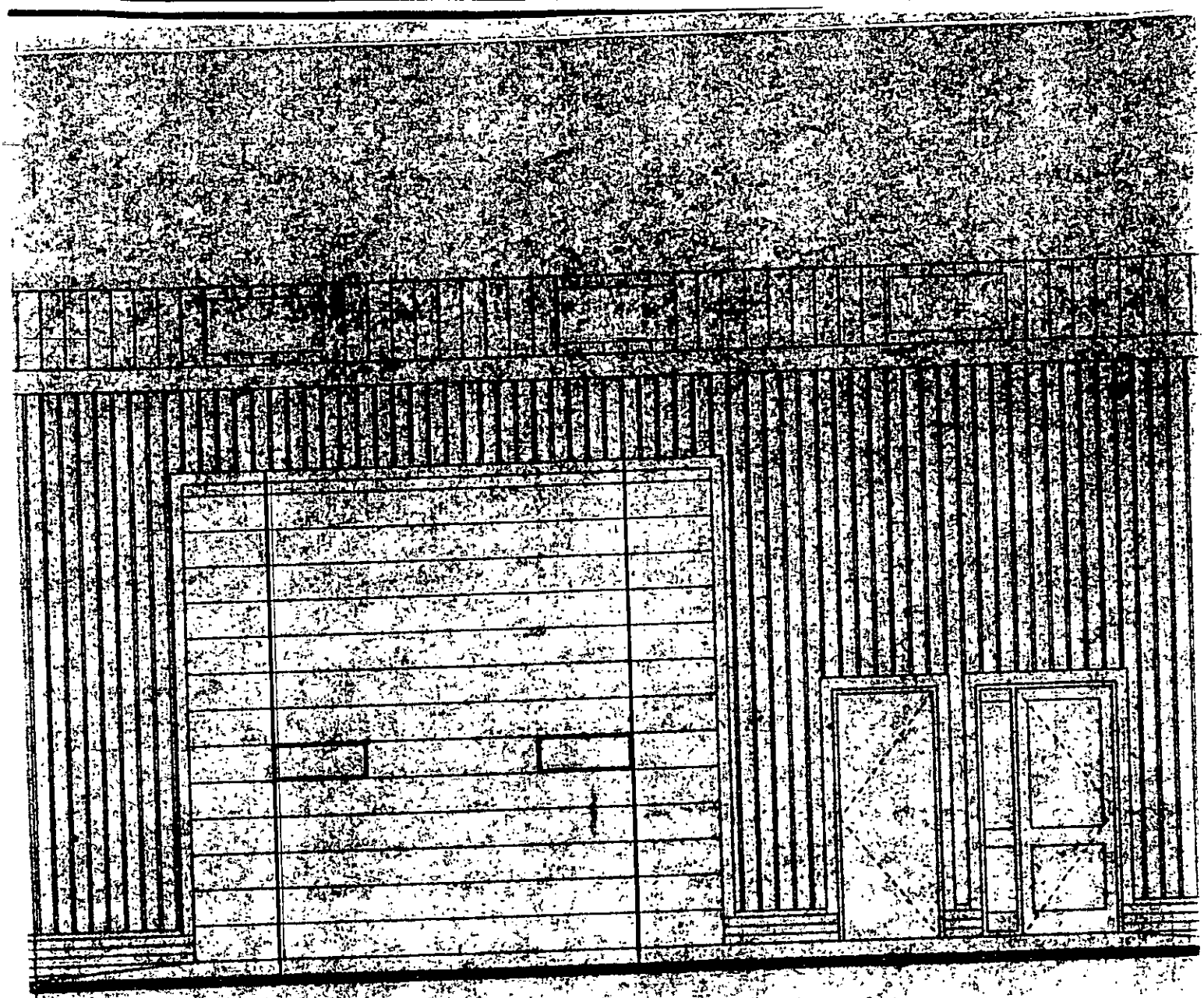
Development Control Section, Environmental Services, Wokingham District Council.

7 December 2000

Scale: 1 : 2500

N W E S



3M WIDE X
4M HIGH DOOR

PLANNING SERVICES	ADT
POS	TLS
LC	SJF
APP	
CE	

21 JUN 2002

COPIES TO	ASK
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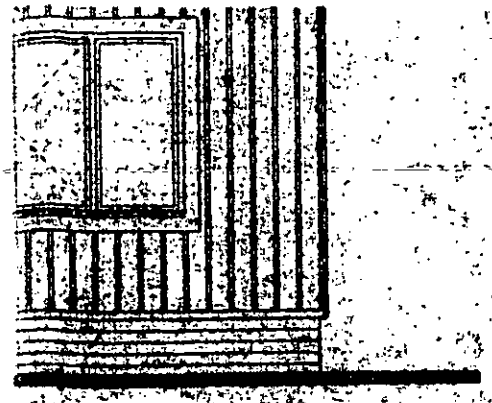


SIGNED + DATED

19/6/02

A PARTY WALL REPOSITIONED, ADDITIONAL WINDOWS TO SIDE ELEVATIONS SHOWN ESCAPE DOORS REPOSITIONED. 23/01/02

REVISION CHECKED DATE

ROBERT DAVIES JOHN WEST LIMITED

Chartered Architects

Lawford House, Leacroft, Staines,
Middlesex TW18 4NN Tel: 01784 459211 Fax 01784 463816
E-Mail: rdjwltd@aol.com

DATE 16/01/02

SCALE 1:50

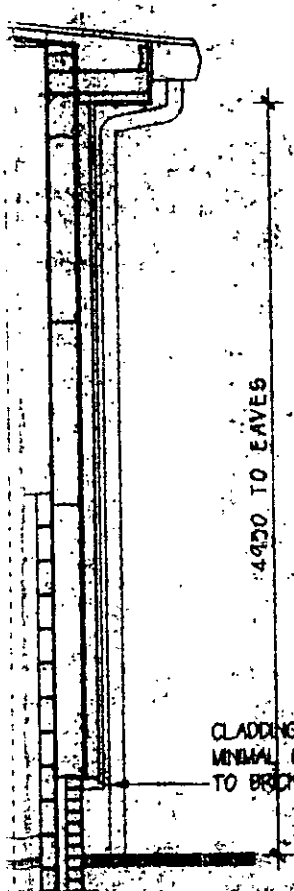
DRAWN LY

CHECKED

PROPOSED DEVELOPMENT,
UNITS B1 / B2,
LAMBS FARM BUSINESS PARK
SWALLOWFIELD.

ELEVATIONS & SECTION

DWG No. L583/31 REV. A



21 JUN 2002