2 of 2

APPLICATION NO:
F/2001/5538

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

APPLICANT:
Mr & Mrs Crocker C/O HL Fleury Manico

PROPOSAL:
Proposed change of use of land from touring caravan site to extension to mobile home park.

EARLIEST DATE FOR DECISION: **11/01/2002**

APPLICATION WILL HAVE EXPIRED ON: 08/02/2002

CASE OFFICER: **Angela Odell**

REFUSED

POLICE
RUSHEY
LOWER G
4490

~~649~~
649

D.O.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Crocker
C/O HL Fleury Manico
Pavilion View
19 New Road
Brighton
East Sussex BN1 1UF

Application Number: F/2001/5538

Parish: **SWALLOWFIELD**

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

Proposal: **Proposed change of use of land from touring caravan site to extension to mobile home park.**

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

Reason
1. The proposed development would be inappropriate development in the countryside and would have an urbanising effect detrimental to the character and appearance of the area. The proposal would therefore be contrary to the Berkshire Structure Plan policy C2, Loddon Area Local Plan policy LTV2, Wokingham District Local Plan policies WOS2 and WCC1 and to Planning Policy Guidance Note No. 7.

Reason
2. The site is not in a location which will minimise the need for travel and is not well served by Public Transport. The proposal therefore constitutes unsustainable development contrary to the Berkshire Structure Plan policies OS1 and H4, Wokingham District Local Plan policy WOS3 and to Planning Policy Guidance Notes Nos. 3 and 13.

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 OS1, H4, C2, R7, LD5, LD6 and EN3.
Loddon Area Local Plan Policies LTV2, LR16, LBE2, LT5, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS4, WCC1, WR27, WBE1, WT7 and WIC16.

Informative

2. You are advised that a site licence under the Caravan Sites and Control of Development Act 1960 would be required. Compliance with fire regulations would also be required.

Anna Cronin
Head of Planning & Transportation
Date: 13/03/2002

Notice checked by: _____

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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 13TH MARCH 2002 FROM 7.00 PM TO 11.35 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. A Clifford, Mrs. ANMC Drake and Mr. AJ Pollock

PART I

At this point, the Chairman expressed the gratitude of the Committee to Mr. TP Dredge for his service on the Development Control Committee as Mr. Dredge had recently announced his intention to retire from the Council before the next meeting of the Committee.

210. MINUTES

The Minutes of the meeting of the Committee held on 20th February 2002 were confirmed as a correct record and signed by the Chairman.

Mrs. Crocker the applicant attended the meeting and spoke in support of the application.

In discussing the proposal, a number of Members expressed concern that the proposal would impact adversely on the surrounding countryside and did not comply with relevant policies. Others members commented that the proposal would not result in an impact significantly larger than the current use of the land for touring caravans.

On balance it was

RESOLVED: That Application No: 2001/5538 be refused on the grounds set out on Agenda pages 2708 to 2709.

220. APPLICATION NO: 2001/5538, CHANGE OF USE OF LAND FROM TOURING CARAVANS SITE TO EXTENSION TO MOBILE HOME PARK, LODDON COURT FARM BEECH HILL ROAD SPENCERS WOOD SWALLOWFIELD, FOR: MR & MRS CROCKER

The Committee considered a report about this application set out on Agenda pages 2705 to 2713.

Officers explained that since the dispatch of the Agenda an additional letter of support had been received from the applicant.

Development Control Ref No:	Received	Parish
F/2001/5538	14.12.01	Swallowfield

Applicant: Mr & Mrs Crocker
Location: Loddon Court Farm, Beech Hill Road, Spencers Wood, Swallowfield
Proposal: Change of Use of land from touring caravan site to extension to mobile home park.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Angela Odell

SUMMARY:

1. Planning History – This 1 ha. site is a grassed field and has a Certificate of Lawful Use No. CLU(E) 112 dated 15.7.98 for use for stationing touring caravans and tents. The adjacent land to the south-east is a mobile home park. There are trees adjacent to Beech Hill Road and hedging alongside the internal access road.

2. Proposal – is to use the site for stationing mobile homes. The additional indicative layout plan shows 18 mobile homes, and would be an expansion of the existing mobile home park from 88 to 106 homes. The applicants have explained that there is strong demand for permanent mobile homes, and that they would accept a condition requiring that a minimum portion of the homes be for rent (for people who either cannot afford to purchase a home or do not wish to do so).

RECOMMENDATION: REFUSE PLANNING PERMISSION

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** -

- ***Swallowfield Parish Council:*** Strongly object. Comments attached.
  Additional plans: "The Parish Council considers that these illustrative layout plans and mobile home types do not in any way alter the principle that additional dwellings should not be permitted on this site, and consequently the Parish Council stands by its original comments."
- ***Shinfield Parish Council:*** "We strongly object as it is exposed in open countryside, outside settlement boundary and fails to comply with the requirements of the District Local Plan. We are also concerned about the traffic generation on to an already busy highway."
- ***Highway Officer:*** No objection subject to conditions and contribution for extension of footpath alongside Beech Hill Road.
- ***Environmental Health Officer:*** No objection. Advises that a site licence will be required.
- ***Environment Agency:*** No objection.
- ***Landscape Officer:*** Advises that the proposals will intensify the use within the site. Recommends the submission of a landscaping scheme comprising native hedgerow and tree planting on the boundary of the site with the adjoining field and reinforcement of the existing screening along Beech Hill Road as well as additional planting within the site.

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

A. Principle of proposal, including effect on the character and appearance of the area. (Berkshire Structure Plan policies C2 and R7; Loddon Area Local Plan policies LTV2 and LR16; Wokingham District Local Plan (Deposit Draft) policies WOS2, WCC1 and WR27; Planning Policy Guidance Note No. 7).

B. Density. (Council's density policy and Planning Policy Guidance Note 3).

C. Sustainability. (Berkshire Structure Plan policies OS1 and H4; Wokingham District Local Plan policy WOS3; Planning Policy Guidance Notes Nos. 3 and 13).

D. Effect on neighbouring properties. (Loddon Area Local Plan policy LBE2; Wokingham District Local Plan (Deposit Draft) policies WOS3 and WBE1).

E. Highways and Transportation. (Berkshire Structure Plan policy LD5; Loddon Area Local Plan policy LT5; Wokingham District Local Plan policy WT7; Planning Policy Guidance Note No. 13).

F. Services & Infrastructure. (Berkshire Structure Plan policy LD6; Loddon Area Local Plan policy LPS1; Wokingham District Local Plan policy WOS4).

G. Flooding Issues. (Berkshire Structure Plan policy EN3; Loddon Area Local Plan policies LPS2 and LPS3; Wokingham District Local Plan policy WIC16; Planning Policy Guidance Note No. 25).

H. Comments of the Parish Council and local residents.

I. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Principle of Proposal and effect on the character and appearance of the area

The site is outside a settlement boundary and not adjacent to the edge of a settlement. Berkshire Structure Plan policy C2 and Wokingham District Local Plan policy WCC1 only allow development outside settlement boundaries in exceptional circumstances. These include proposals for redevelopment of existing buildings in the countryside, but only if it is appropriate in scale, form, design and character to its location in the countryside, and is consistent with other policies in the Plan. The proposal is for stationing permanent mobile homes. Whilst the site already has authorised use for touring caravans and tents, these structures are not permanent and the site has no significant amount of hardstanding. However, mobile homes are significantly larger in size and scale than touring caravans and tents and, together with the associated internal roads and hardstandings, would have a significantly more urbanising effect. For these reasons the effect of the proposal on the character and appearance of the countryside is considered unacceptable.

Policy WR27 covers camping and touring caravan facilities, and states that applications for such use will be considered against policies WCC1 and WR1 and the location and scale of facilities. Whilst the proposal would result in the loss of touring caravan and camping facilities, their loss is not considered to be an objection. This is because the site is not well located in terms of sustainability or impact on the countryside, and is only authorised because of a Certificate of Lawful Use rather than through the grant of planning permission.

B. Density

As the indicative plan shows 18 mobile homes, the density would be 18 dwellings per ha. Whilst this is significantly below the minimum 30 dwellings per ha. required under Planning Policy Guidance Note No. 3, more mobile homes on the site would intensify the urbanising effect referred to above and to the sustainability objections below. Therefore for these reasons, it is considered that objection on density grounds should not be made.

C. Sustainability

The site is not in a sustainable location, being neither within, nor on the edge of, Spencers Wood. The nearest shops, etc. are over 1 km away, and Lambs Lane Primary School just less than 1 km away. The only bus service along Beech Hill Road is one bus per week. Whilst the site has authorised use for touring caravans and tents, these are not permanent residences, but usually recreational accommodation only temporarily stationed on the site.

D. Effect on neighbouring properties

There are existing mobile homes adjacent to the south-east side of the site. The indicative plan shows the nearest proposed mobile homes would be about 3 metres from this boundary. Whilst they would be close to the existing mobile

homes, they would be single storey, and any overlooking would be limited. The effect on adjacent mobile homes is therefore not considered to be a reason for refusal.

E. Highways
The highway officer raises no objection subject to a condition covering parking and turning provision.

F. Services and Infrastructure
The following contributions have been agreed:

- £5,400 towards refurbishment and upgrading of the existing play equipment at Clements Close, Spencers Wood.
- £11, 250 for construction of footpath alongside Beech Hill Road (extension of existing footpath).

G. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flood.

H. Comments of the Parish Councils
These have been noted and addressed above.

I. Inspector's Report on Part Two of the Wokingham District Local Plan
The Inspector's recommendations are a material consideration in the determination of applications.

Policies WOS2 and WT7: The Inspector recommends replacement of these policies, but they would impact in a similar way on the proposed development.

Policies WOS3, WOS4, WCC1, WR27 & WIC16: The Inspector recommends amendment to these policies, but they would impact in a similar way on the proposed development.

Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: The Inspector's comments add weight to the site's relatively unsustainable location referred to in section 4C above.

5. **Conclusion** – The proposed development is considered unacceptable in principle due to its countryside location and urbanising effect, and to its relatively unsustainable location. It is considered that the site's existing authorised use for stationing touring caravans and tents does not outweigh these objections.

6. **Recommendation** – REFUSE planning permission for the following reasons:

1. The proposed development would be inappropriate development in the countryside and would have an urbanising effect detrimental to the character and appearance of the area. The proposal would therefore be contrary to the Berkshire Structure Plan policy C2, Loddon Area Local Plan policy LTV2, Wokingham District Local Plan policies WOS2 and WCC1 and to Planning Policy Guidance Note No. 7.

2. The site is not in a location which will minimise the need for travel and is not well served by Public Transport. The proposal therefore constitutes unsustainable development contrary to the Berkshire Structure Plan policies OS1 and H4, Wokingham District Local Plan policy WOS3 and to Planning Policy Guidance Notes Nos. 3 and 13.

Informatives

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:

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Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS4, WCC1, WR27, WBE1, WT7 and WIC16.

2. You are advised that a site licence under the Caravan Sites and Control of Development Act 1960 would be required. Compliance with fire regulations would also be required.

SWALLOWFIELD PARISH COUNCIL

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

9/01/2002

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2001/5538
Location: Loddon Court Farm, Beech Hill Road, Spencers Wood, Swallowfield Parish
Proposal: Proposed change of use from touring caravan site to extension to mobile home park.
Case Officer: Angela Odell

The Parish Council fully accepts that there is a severe lack of affordable accommodation in the area, and that the provision of mobile homes could be viewed as part of the solution.

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

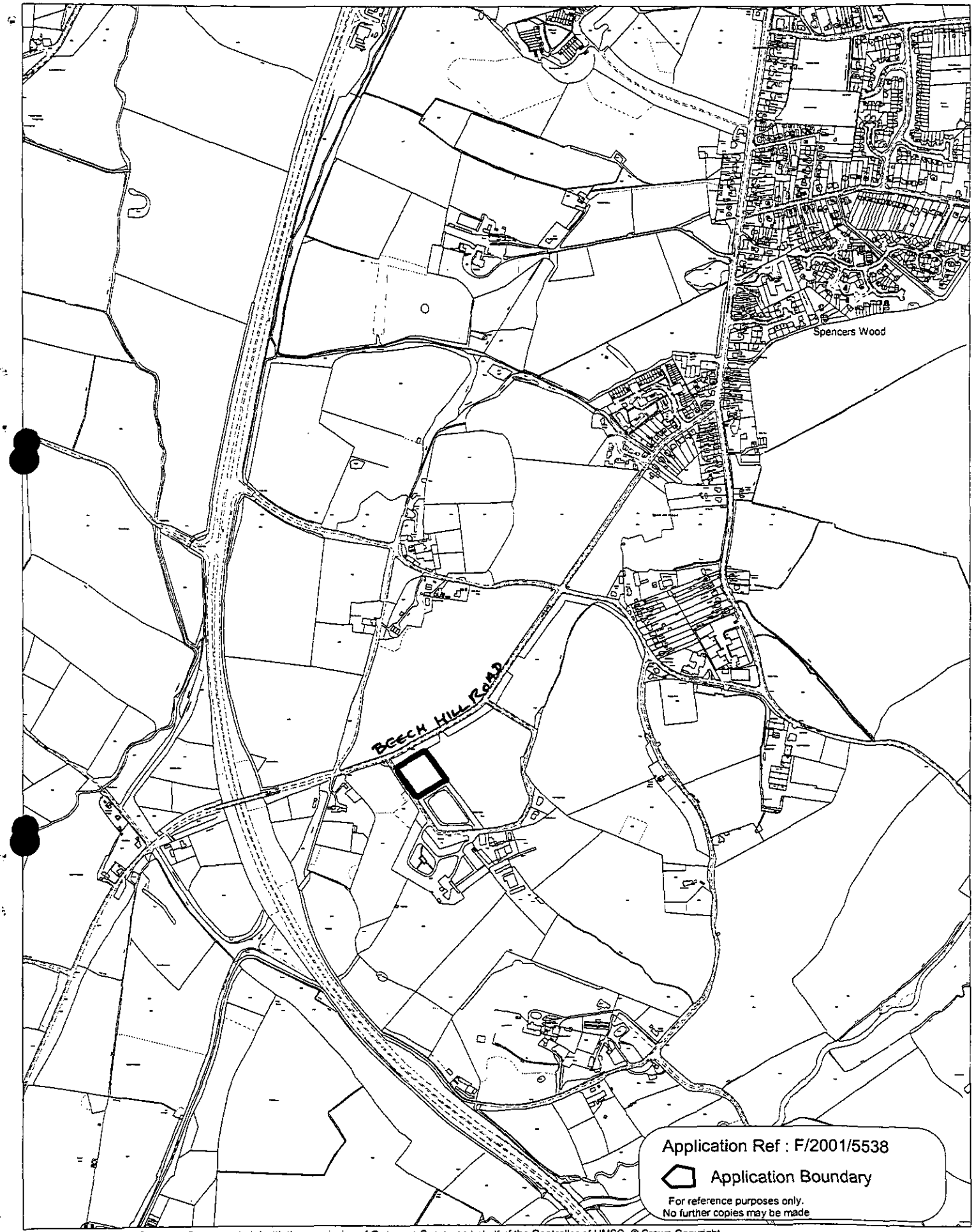
1. This site is less than ideal for a large mobile home population. There are no shops or places of entertainment within walking distance, and the only bus service to run along Beech Hill Road operates a spartan twice a week service. Indeed the service faced the prospect of being axed as from this month and is only operating now because of money from a grant, which itself will have to be reapplied for in a year's time. The Parish Council therefore considers that further mobile home development on this site is unsustainable.
2. The Parish Council notes that development on this site has to comply with the Countryside policies of the Draft Local Plan, which in the Parish Council's view it fails to do.
3. The Inspector's report into the Draft Local Plan made no mention of this site, and indeed suggested that no development should take place in the Parish other than minor development which would therefore mainly occur in the identified settlements. The main reason for his comments was that he considered that major development would not be sustainable. The applicant suggests that 18 additional mobile homes is only a modest expansion. The Parish Council however contends that 18 additional housing units is substantial in the context of a rural area, is unsustainable, and as no specific provision has been made for it in the local plan it should be rejected outright.
4. The Parish Council considers the applicants argument that, as touring caravans are permitted on this site and can be occupied throughout the year, there is effectively no difference to having mobile homes, is utterly incorrect. Touring caravans, or even permanent holiday caravans, do not cater for a population requiring local facilities. There is no sustainability argument applicable for temporary residents, whereas it does apply to permanent residents.

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

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk



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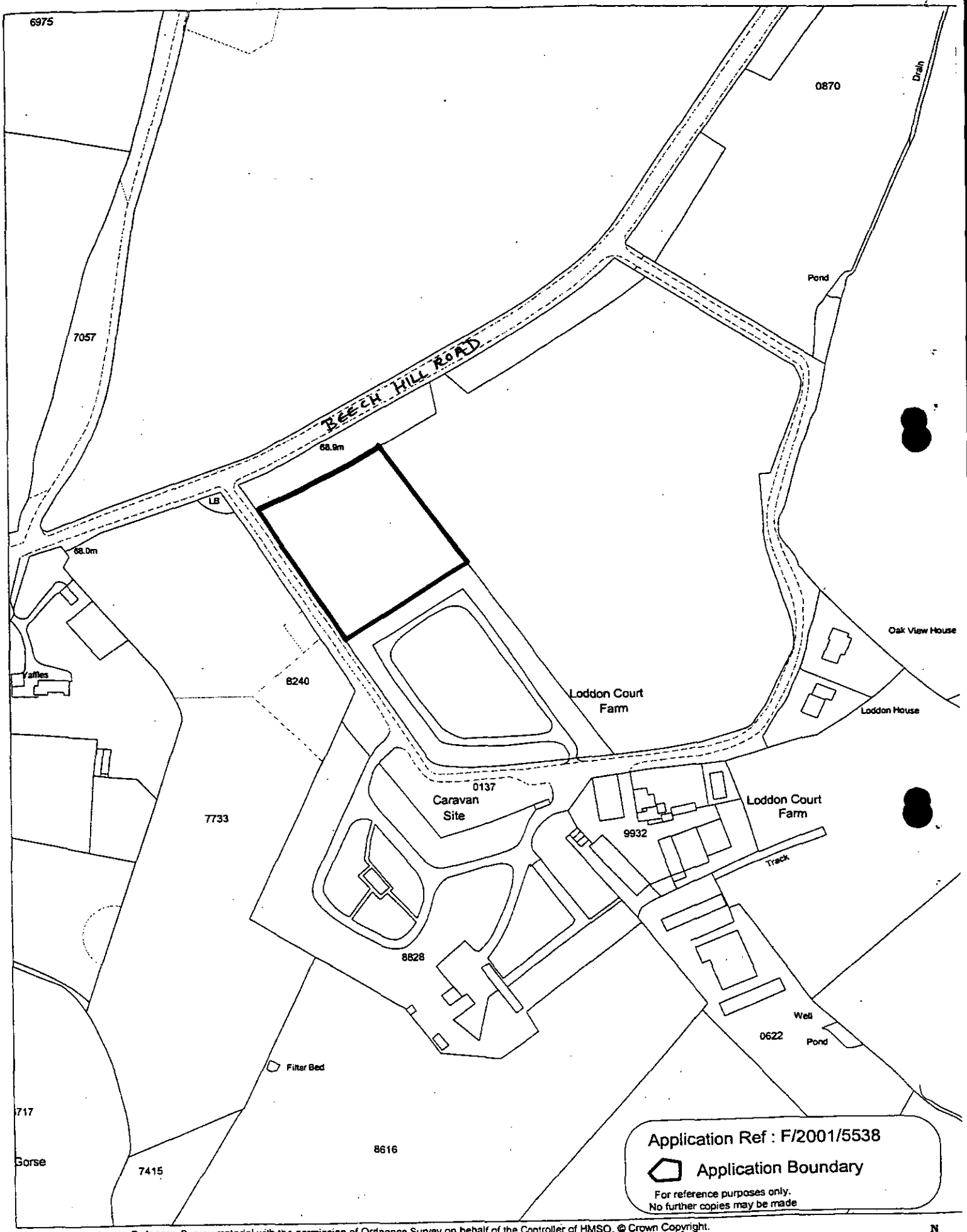
Development Control Section, Environmental Services, Wokingham District Council.

13 March 2002

2711

Scale: 1 : 10000

N W E S



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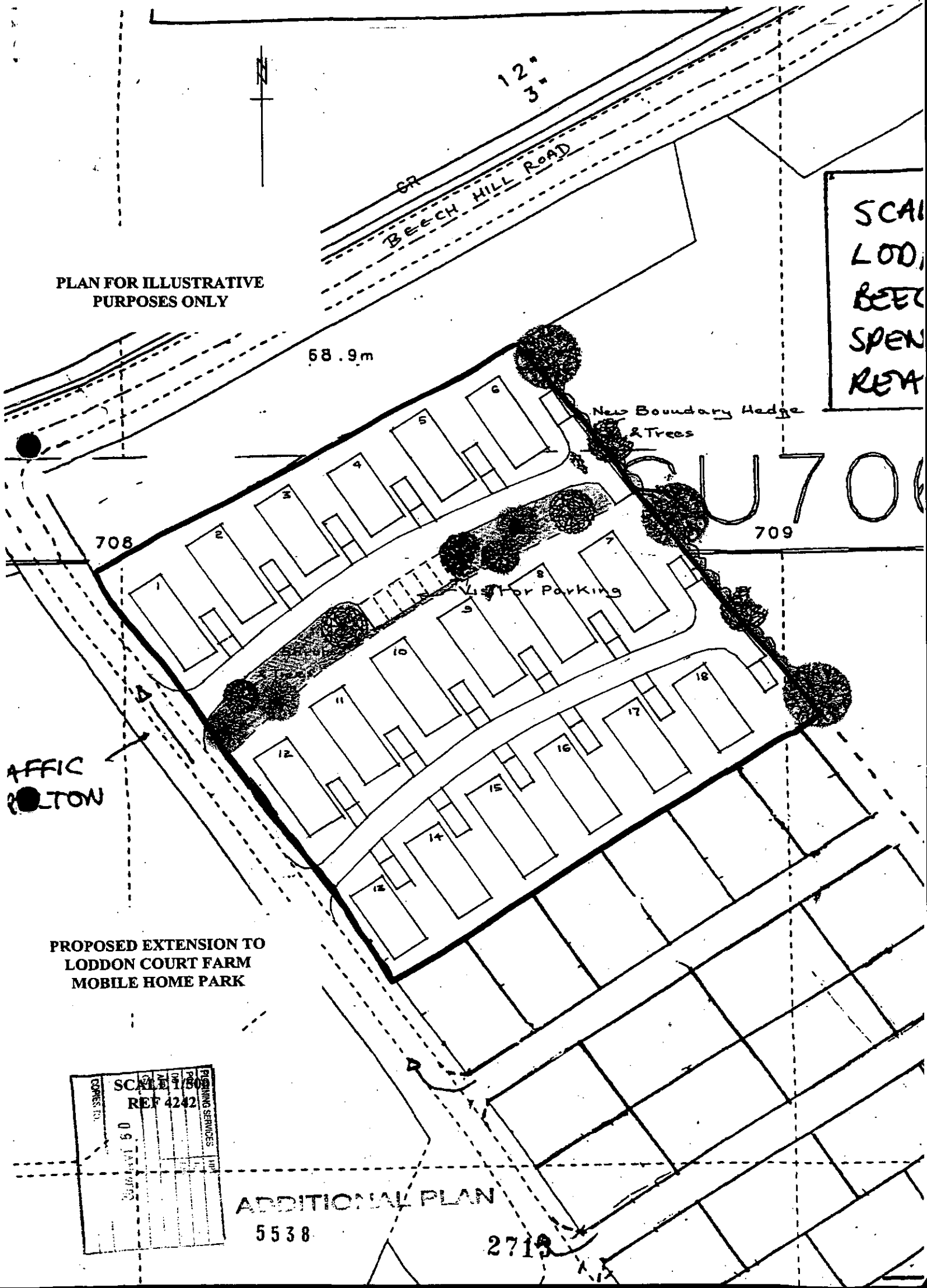
Development Control Section, Environmental Services, Wokingham District Council.

13 March 2002

Scale: 1 : 2500

N W E S


PLAN FOR ILLUSTRATIVE PURPOSES ONLY
N
12"
3"
BEECH HILL ROAD
68.9m
New Boundary Hedge & Trees
708
709
Visitor Parking
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
PROPOSED EXTENSION TO LODDON COURT FARM MOBILE HOME PARK
SCALE 1/500
REF 4242
ADDITIONAL PLAN
5538
2719

2. The site is not in a location which will minimise the need for travel and is not well served by Public Transport. The proposal therefore constitutes unsustainable development contrary to the Berkshire Structure Plan policies OS1 and H4, Wokingham District Local Plan policy WOS3 and to Planning Policy Guidance Notes Nos. 3 and 13.

Informatives

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:

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Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS4, WCC1, WR27, WBE1, WT7 and WIC16.

2. You are advised that a site licence under the Caravan Sites and Control of Development Act 1960 would be required. Compliance with fire regulations would also be required.

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WORK SHEET FOR : Angela Odell

Application Number : F/2001/5538

Applicant : Mr & Mrs Crocker C/O HL Fleury Manico.

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

Proposal : Proposed change of use of land from touring caravan site to extension to mobile home park.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7.1.02

Date of Neighbour Notifications : .....

Date of Site Visit : 7.1.02

Date Registered : 14/12/2001

Earliest Date for Decision : 11/01/2002

Latest Consultation Date/Site Notice Expiry Date : 11/01/2002

This application will have expired on: 08/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2001/5538

Appraisal :

At Committee 13.3.02

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

(tick appropriate box)

Application Number F/2001/5538
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

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

APPLICATION NUMBER: F/2001/5538

OFFICER: Angela Odell

DATE OF SITE VISIT: 7.1.02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes : 7.1.02.

2. DESCRIPTION OF SURROUNDINGS Mobile Home Park in countryside.

3. DESCRIPTION OF SITE/BUILDING Field with some touring caravans on it. Also a portacabin.

4. RELATIONSHIP TO ADJOINING PROPERTIES On SE side 2 mobile homes newly occupied + 2 slabs laid.

5. SITE CONSTRAINTS

TREES Along boundary with Beech Hill Road.

ACCESS/PARKING from internal estate road.

LEVELS Flat.

BOUNDARY TREATMENT hedge on SW boundary

OTHERS

Date: 07 March 2002

Your Ref:

My Ref: **Angela Odell - F/2001/5538**

Mr & Mrs Crocker
C/O HL Fleury Manico
Pavilion View
19 New Road
Brighton
East Sussex
BN1 1UF

WOKINGHAM UNITARY
Environmental Services Department
Planning Service
Aiming for Excellence
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/2001/5538

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

Proposal: Proposed change of use of land from touring caravan site to extension to mobile home park..

Your application is to be determined at the Development Control Sub-Committee meeting on the 13.03.02 and will start at 7.00pm. The application has been recommended for refusal and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Loddon Court Farm,
Beech Hill Road, Spencers Wood, Reading, Berkshire.
RG7 1HU
Tel. 0118 9883153 Tel/Fax. 0118 9883355
Vat No. 570 0765 49
Proprietors, H & A Crocker
Caravan park - open all year

PLANNING SERVICES	HP 54053
POL	TLS
DC Amo	ENF
APP	
CS	
11 MAR 2002	
COPIES TO	ACK:
	FILE:

Friday, March 08, 2002

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs. Odell

I am writing this letter as supporting information to planning application F/2001/5538 Proposed change of use of land from touring caravan site to Extension to Mobile Home Park at Loddon Court Farm, Beech Hill Road, Spencers Wood, Swallowfield.

Since purchasing Loddon Court Farm in 1999 we have had many people more to our park.

Re-location to our Mobile Home Site

From our site records I have found the previous addresses of New Residents at Loddon Court Farm Park home Site. Many residents were homeowners in the Reading, Wokingham Area. And on moving to Loddon Court Farm, sold their houses to younger families. Therefore easing the present housing shortage. All our New Residents are of mature years and were looking to move to smaller homes now their children have grown up.

Previous Addresses:

Basingstoke Road, Spencers Wood
Bow Garden, Sherfield on Loddon
Donny Brook, Hanworth, Bracknell
Summerling, Mortimer
Three Firs Way, Burghfield Common
Hyde End Road, Spencers Wood.

Loddon Court Farm,
Birch Hill Road, Spencers Wood, Reading, Berkshire.
RG7 1HU
Tel. 0118 9883153 Tel/Fax. 0118 9883355
Vat No. 570 0765 49
Proprietors, R & A Crocker
Caravan park - open all year

Whitley Wood Road, Reading
Derrick Close, Calcot
Montague Street, Caversham
Century Drive, Spencers Wood
Croft Road, Spencers Wood
Farmers Close, Whitley Wood

If our application was successful the Additional Park Homes would free up even more family housing (for a more diverse and complete community in the area) The Proposed Extension to the Mobile Home Park would add to the Spencers Wood Village amenities by providing funds towards a New Footpath on part of Beech Hill Road, and improvements to Clements Close Play area for children. (As part of a 106 agreement)

The Proposed site at present has Planning consent of an all year round Touring Caravan site, this is a very busy site (there is room for up to 35 caravans) Traffic movements are approximately 120 to 150 per day. This includes vans and small lorries as; site workers from outside the area live in the caravans.

If the application were successful, 17 park Homes would replace the touring caravans; Traffic movements would be reduced to approximately 70 per day. These movements would all be cars.
As the photos show the existing touring site is not an attractive view but the existing Park Home site is far more appealing and the same level of finish and landscaping could be achieved in the proposed area.





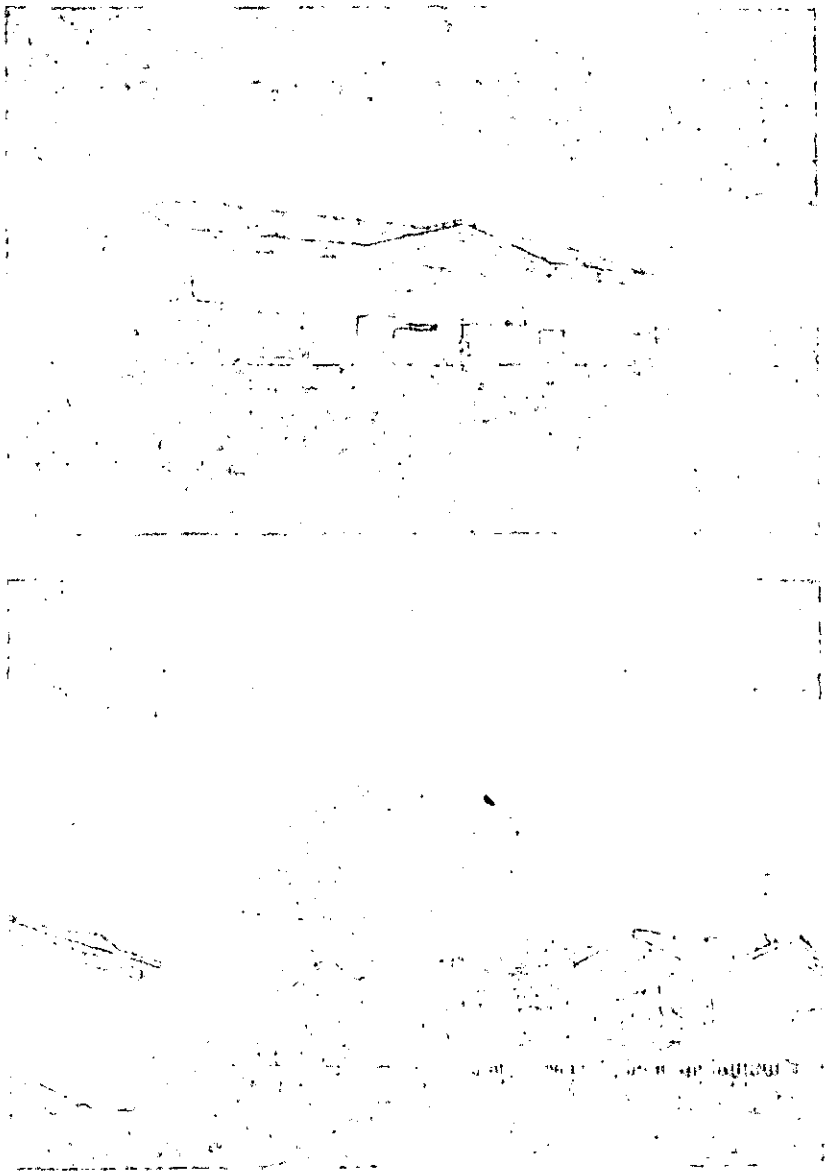


In conclusion, the change of use to Mobile homes from Touring Caravans will in our opinion, improve the visual aesthetics of the area, and provide a must needed resource of smaller affordable housing for semi-retired and retired people in the Spencers Wood area. Which will free up family homes in the Villages of the surrounding area.

Yours sincerely

Alison Crocker

Mrs Alison Crocker



Loddon Court Farm,
Beech Hill Road, Spencers Wood, Reading, Berkshire.
RG7 1HU
Tel. 0118 9883153 Tel/Fax. 0118 9883355
Vat No. 570 0765 49
Proprietors, H & A Crocker
Caravan park - open all year

PLANNING SERVICES | HP 52053
POL | T&S
DC Amo | EDF
CS
08 MAR 2002
COPIES TO | ACK
FILE

Friday, March 08, 2002

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs. Odell

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Hyde End Road, Spencers Wood.
Whitley Wood Road, Reading
Derrick Close, Calcot
Montague Street, Caversham
Century Drive, Spencers Wood
Croft Road, Spencers Wood
Farmers Close, Whitley Wood

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The Proposed site at present has Planning consent of an all year round Touring Caravan site, this is a very busy site (there is room for up to 35 caravans) Traffic movements are approximately 120 to 150 per day. This includes vans and small lorries as; site workers from outside the area live in the caravans.

If the application were successful, 17 park Homes would replace the touring caravans; Traffic movements would be reduced to approximately 70 per day. These movements would all be cars.
As the photos show the existing touring site is not an attractive view but the existing Park Home site is far more appealing and the same level of finish and landscaping could be achieved in the proposed area.







In conclusion, the change of use to Mobile homes from Touring Caravans will in our opinion ,improve the visual aesthetics of the area, and provide a must needed resource of smaller affordable housing for semi-retired and retired people in the Spencers Wood area. Which will free up family homes in the Villages of the surrounding area.

Yours sincerely

Mrs Alison Crocker

Date: 14 January 2002



To: Sarah Hollamby, Housing

We have received Additional Plans for the following planning application:

Application Number: F/2001/5538

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

Proposal: Proposed change of use of land from touring caravan site to extension to mobile home park.

Applicant: Mr & Mrs Crocker C/O HL Fleury Manico.

Case Officer: Angela Odell

The new plans show the following: Illustrative layout plan and mobile home types.

Comments are required by 04/02/2002.

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

SWALLOWFIELD PARISH COUNCIL

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

9/01/2002

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2001/5538
Location: Loddon Court Farm, Beech Hill Road, Spencers Wood, Swallowfield Parish
Proposal: Proposed change of use from touring caravan site to extension to mobile home park.
Case Officer: Angela Odell

The Parish Council fully accepts that there is a severe lack of affordable accommodation in the area, and that the provision of mobile homes could be viewed as part of the solution.

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

1. This site is less than ideal for a large mobile home population. There are no shops or places of entertainment within walking distance, and the only bus service to run along Beech Hill Road operates a spartan twice a week service. Indeed the service faced the prospect of being axed as from this month and is only operating now because of money from a grant, which itself will have to be reapplied for in a year's time. The Parish Council therefore considers that further mobile home development on this site is unsustainable.
2. The Parish Council notes that development on this site has to comply with the Countryside policies of the Draft Local Plan, which in the Parish Council's view it fails to do.
3. The Inspector's report into the Draft Local Plan made no mention of this site, and indeed suggested that no development should take place in the Parish other than minor development which would therefore mainly occur in the identified settlements. The main reason for his comments was that he considered that major development would not be sustainable. The applicant suggests that 18 additional mobile homes is only a modest expansion. The Parish Council however contends that 18 additional housing units is substantial in the context of a rural area, is unsustainable, and as no specific provision has been made for it in the local plan it should be rejected outright.
4. The Parish Council considers the applicants argument that, as touring caravans are permitted on this site and can be occupied throughout the year, there is effectively no difference to having mobile homes, is utterly incorrect. Touring caravans, or even permanent holiday caravans, do not cater for a population requiring local facilities. There is no sustainability argument applicable for tempoirary residents, whereas it does apply to permanent residents.

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

Yours faithfully,

C Adams

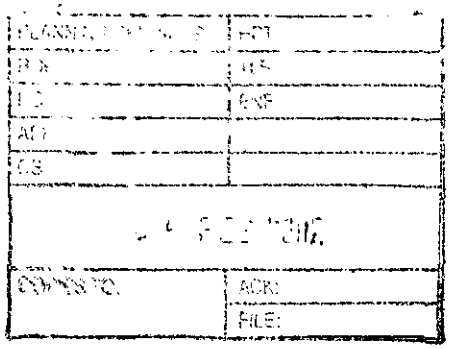
Mrs. C. Adams, Clerk

SWALLOWFIELD PARISH COUNCIL

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

01/02/2002

FAXED AND POSTED



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

Dear Sirs,

Application Number: F/2001/5538 – Additional Plans
Location: Loddon Court Farm, Beech Hill Road, Spencers Wood, Swallowfield Parish
Proposal: Proposed change of use of land from touring caravan site to extension to mobile home park.
Case Officer: Angela Odell

The Parish Council considers that these illustrative layout plans and mobile home types do not in any way alter the principle that additional dwellings should not be permitted on this site, and consequently the Parish Council stands by its original comments.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

Shinfield
Parish Council
Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6
Tel/Fax: 0118 9547115

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02 January 2002

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2001/5250 REVISED PLANS
Location: Pearmans Glade, Shinfield Road, Shinfield Green
New plans show: Drive access widened to 4.0 m – drawing no 1620-01B.
Observations: No comment

F/2001/5377
Location: Loddon Reach, Reading Road, Arborfield
Proposal: Proposed single storey side extension to dwelling to form granny annexe
Officer: Helen Pollock
Observations: No comment

F/2001/5383
Location: Shetlands, Brookers Hill, Shinfield
Proposal: Proposed single storey front and rear extension to dwelling
Officer: Heidi Lynch
Observations: No comment

F/20001/5405
Location: 285 Hyde End Road, Spencers Wood
Proposal: Proposed two storey rear extension to dwelling and single storey side extension.
Officer: Heidi Lynch
Observations: No comment

F/2001/5440
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of three dwellings plus garages.
Officer: Angela Odell
Observations: No comment

Continued.....

ADDITIONAL PLANS As above
New plans: Proposed landscape Plans, drawing no 1964/30

TL/2001/5445
Location: Lane End Farm House, Shinfield Road, Shinfield
Proposal: Proposed erection of 15m high monopole, equipment cabin and ancillary development
Officer: Natalie Brown
Observations: No comment

F/2001/5538
Location: Loddon Court Farm, Beech Hill Road, Spencers Wood
Proposal: Proposed change of use of land from touring caravan site to extension to mobile home park.
Officer: Angela Odell
Observations: We strongly object as it is exposed in open countryside, outside settlement boundary and fails to comply with the requirements of the District Local Plan. We are also concerned about the traffic generation on to an already busy highway.

F/2001/5465
Location: 124 Shirley Avenue, Whitley
Proposal: Proposed single storey front extension to dwelling to form replacement porch.
Officer: Louise Smith
Observations: No comment

F/2001/5557
Location: Glengarry, Basingstoke Road, Three Mile Cross
Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling.
Officer: Natalie Brown
Observations: No comment

CON/2001/5578
Location: Land at Cottage Lane, Pingewood, Reading
Proposal: Consultation from West Berks Council on application for change of use of land for off road driving tuition at speeds not exceeding 10 mph and erection of portakabin and portaloo
Observations: No comment

F/2001/5410 ADJOINING PARISH CONSULTATION
Location: Whiteknights Cp. School, Fairlawn Green, Reading
Proposal: Proposed extension to modular classroom to form 2 new classrooms
Officer: Andrew Thorley
Observations: No comment

VAR/2001/5488
Location: 225-227 Hyde End Road, Shinfield, Reading
Proposal: Proposed variation to condition 4 of consent F/2001/3212 to allow for bathroom windows to be openable.
Officer: Lousie Smith
Observations: No comment

F/2001/5479
Location: 7 Hyde End Lane, Ryeish Green, Reading
Proposal: Proposed two storey and single storey rear extension to dwelling
Officer: Philip Taylor
Observations: No comment

F/2001/5562
Location: 75 Oatlands Road, Shinfield
Proposal: Proposed single storey front extension to dwelling
Officer: Richard Kelly
Observations: No comment

Continued.....

RM/2001/5187
Location: Land at Church Farm & Cattle Breeding Centre, Church lane, Shinfield
The new plans show: Alteration to red line area, exclusion of balancing pond, alteration to description of development to 67 dwellings and alteration to siting on plots 1-8.
Officer: Angela Odell
Observations: No comment

F/2001/5541 – ADJOINING PARISH CONSULTATION
Location: 7 Cinnamon Close, Earley, Reading
Proposal: Proposed erection of single storey rear extension to form conservatory
Officer: Louise Smith
Observations: No comment

CON/2001/5600 – ADJOINING PARISH CONSULTATION
Location: Plot 7, Brook Drive, Green Park, Reading
Proposal: Application for the erection of two 5 storey B1 office buildings with associated surface car parking and landscaping.
Officer: Elaine Vashi
Observations: No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

(RING ONE)

1970

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

App No. (Planaps) /F/2001/5538 (Ludhouse) Date Rec. 9.1.02

Location: Loddon Court Farm, Beech Hill Road.

Parish

Applicant: Mr. & Mrs Crocker

Description of attached plans Illustrative layout plan and mobile home types

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

Also alter from delegated to Committee.

OTHERS: Berks Fire & Rescue.
Sarah Hollamby, housing.

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

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

NEIGHBOURS: ~~On South east side boundary of site.~~

Date for Responses ~~[illegible]~~ 3 weeks

FURTHER ACTION

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

Redate Application ✓/ N From

New Site Notice ✓/ N

New Description

CASE OFFICER Ab.

Consultations Sent by Admin. on 14.01.PS

Yellow - Part One Copy
Green - Officer's Copy

Date: 14 January 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5538

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

Proposal: Proposed change of use of land from touring caravan site to extension to mobile home park.

Applicant: Mr & Mrs Crocker C/O HL Fleury Manico.

Case Officer: Angela Odell

The new plans show the following: Illustrative layout plan and mobile home types.

Comments are required by 04/02/2002.

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

FLEURY MANICO
A DIVISION OF HUMBERTS LEISURE
CHARTERED SURVEYORS
INTERNATIONAL LEISURE BUSINESS CONSULTING
PAVILION VIEW 19 NEW ROAD BRIGHTON EAST SUSSEX BN1 1UG
TEL: +44 (0)1273 325911 FAX: +44 (0)1273 329602
www.humberts-leisure.com

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Mrs A Odell
Development Control Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire. RG40 1WR

Our Ref: JRR/CM/4242
Your Ref: F/2001/5538

ADDITIONAL PLAN
5538

8 January 2002

Dear Mrs Odell

RE: MR H AND MRS A CROCKER
MOBILE HOME PARK AT LODDON COURT FARM, SPENCERS WOOD, READING

I refer to my letter dated 12th December.

I now enclose a plan to 1/500 scale showing the proposed layout for the additional 18 mobile homes, should planning consent be granted. A total of 6 copies of the plan is enclosed.

The enclosed plans are for illustrative purposes only. Whilst they indicate the type of layout which the applicants have in mind, they do not form part of the formal application. The applicants would accept a condition requiring approval of a detailed layout before any development started. They would be happy to discuss details either with yourself or with one of your colleagues. Equally however, if you are minded to recommend approval but only on the basis of the enclosed layout, then the applicants would accept a condition requiring the layout to be in accordance with the attached plans, or with such alternative layout as may be approved by your Authority.

For the reasons explained in my letter dated 12th December, I do not think it appropriate to have to provide details of individual homes as part of the application. In the hope that it helps consideration of the application however I enclose a set of four photographs which were taken very recently of the existing development. The general design and appearance of the units for the proposed extension area, would be much the same. It is likely that most, if not all, of the new

N E C Talbot-Ponsonby FRICS A J Miller FRICS IRRV M J Brister FRICS P E N Haigh BSc FRICS S H Morgan FRICS P J Field DL FRICS MILAM J R M Ridgwell FRICS J D Marshall MA MRICS
J G Anderson BSc FRICS I P Butter BSc FRICS J C Mitchell BSc MRICS B P J Allen BSc (Hons) MRICS G D Brent BSc MRICS P H Taylor FRICS *Company Secretary* M I Fear
A L Crowther BSc ACA (non-exec) D J Miller MA OBE (non-exec) *Associates* A P W Sandes FIBA P R Smith BA MRICS M K Reed MRICS IRRV M C Taylor BA (Hons) BTP MRTPI MIED FRSA
R N Baldwin BSc (Hons) MRICS *Consultants* W J D Taylor FRICS J C Crawford BSc MRICS A H Bates MRICS P N E Luard FRICS *Marketing* Sir Richard Hickman BA

Locations	London	North	South West & Wales	South East	South
Telephone	020 7629 6700	01756 799271	01291 627813	01273 325911	01962 835960
Facsimile	020 7409 0475	01756 700811	01291 625614	01273 329602	01962 835961

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homes would be obtained from Tingdene. The most likely model is the Dolben Lodge, all 20 ft wide units and probably varying in length between about 40 ft and 45 ft. Again to help illustrate the appearance and general design of these units, I enclose a copy of the current Tingdene brochure which includes details of the Dolben Lodge (that is model number 4 in the brochure).

If you need any further information please let me know. Mr and Mrs Crocker remain more than willing to meet you on site to discuss the proposals, if that would be helpful.

Yours sincerely

J R M RIDGWELL
FLEURY MANICO WITH HUMBERTS LEISURE

Memo

To: Angela Odell

From: Conrad Moore

Date: 08/01/02

Re: **Policy Comments upon F/2001/5538**

Change of use of agricultural land from touring caravan site to extension to mobile home park at Loddon Court Farm, Beech Hill Road, Spencers Wood.

Overall Strategy Policies

The Part Two Local Plan Inspector has stated certain areas should not be regarded as a locality suitable for additional dwellings in that it is too far from a reasonable level of facilities to enable sustainable development to be obtained. It is important to look at his category settlements on page 1-8 of the report. Policy WOS2 is re-worded to take account of PPG3 requirements of a sequential approach to housing. PPG3 – *Housing* states in Paragraph 65 in respect of developing outside urban areas that:

"*Where development has to take place outside urban areas, the Government is looking to local planning authorities to utilize the most sustainable option.*"

This site is clearly located away from the Spencers Wood Settlement boundary. It is not a sustainable location. The development cannot even be considered on the edge in this case. As housing, the application may be subject to potential planning obligations contained in Policy WOS4. Please note that the formally adopted SPG on planning obligations agreed at Full Cabinet on 7th January 02 now has greater weight as a material consideration. It replaces the former October 1999 A9 guideline. It is unclear how many permanent mobile home pitches would be created by the proposal. Policies WH1 and WH8 will be important to this consideration. However, there is conflict with the character of the area, sustainability criteria and possibly other criteria listed such as transport. You will need to consider all these aspects.

Countryside Policy

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

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

A mobile home park development would result in an intensification and consolidation of existing development that would cause harm to the countryside character of the area and be unsustainable.

The *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WCC1 where this proposal does not fall within the acceptable categories A-H. The last paragraph of the policy is clear that the closing of gaps and enclosure of other open areas will not be permitted. Whilst the Local Plan Inspector has recommended altering the wording of this policy to allow a category of permanent and transit gypsy sites, the supporting letters from the agent clearly imply that mobile home park will be for rent or sale as affordable private housing. It is not to meet a specific need of gypsies. I attach a legal definition of "Gypsy" taken from Home Office/DETR good practice guide "Managing Unauthorised Camping". The Inspectors comments and recommendations do not appear to affect consideration of this case. See the attached aerial photographs for the potential urbanising effects of a mobile home park with access drives and the need to provide services to each plot. Neither does the use of land for caravan storage make the proposed mobile home park acceptable.

Highways

You will need to consider this against the Local Transport Plan. Consideration will also need to take account of the latest PPG13. The Highways Team will comment on these aspects, including Highway Safety (Policy WT7) and Parking Provision.(Policy WT6) that may result in urbanising effects. These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5.

Other Material Considerations

The established use of the one-hectare area for touring caravan storage does not make the proposed mobile home park acceptable. The caravans are simply stored on the land. They are therefore always empty and there is very little associated activity either within or around these stored caravans. They are not residential in use.

The Certificate of Lawfulness of Established Use did not make a judgement against planning policies, but under the provisions under 191(2) that states no enforcement action may be taken in respect of them because the time for enforcement has expired.

Furthermore, it would create an undesirable precedent for further piecemeal erosion of countryside if permitted. There is a danger that the proposal for a mobile home park could be used to circumvent normal planning policies on new building in the countryside. If approved, the site would constitute a brownfield site, which the District would find more difficult to resist permanent homes in the future.

If touring caravans were not stored on this land, an alternative location would have to be found for the use. This may prove difficult given the constraints that exist in the District or result in further loss of open countryside.

I would advise consulting the Royal Berkshire Fire & Rescue Service on this relatively isolated re-use proposal.

Conclusion

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

Conrad Moore

1.5 Certainly the 1994 Act and subsequent events have raised many questions and uncertainties for authorities. Is the Act now the 'proper' legislation to use in eviction procedures? How far do authorities need to go in making welfare enquiries? How pro-active should they be in identifying Gypsies' and Travellers' needs? Are there procedures which, if followed, will keep an authority safe from legal challenge? What does a 'tolerant' eviction policy involve? (This may include allowing an unauthorised encampment to remain only until enquiries have been made, finding an alternative site for the campers to go to, or allowing them to stay on a site on which they are causing no problems, perhaps with temporary facilities). What are the respective roles and responsibilities of local authorities and the police? These are some of the questions addressed in this guidance – although it must be made quite clear from the start that the answers to some can only be established in any particular case by a court.

1.6 Section 2 briefly sets the context in terms of Gypsy/Traveller numbers and groups. Section 3 deals with the strategic background to dealing with unauthorised encampments. Section 4 looks at decision-making processes for determining what action to take in connection with an encampment. Section 5 considers 'toleration' and what this might mean. Section 6 covers the process of going for eviction once the decision to do so has been taken.

1.7 We follow certain conventions in referring to Gypsies and Travellers. We use 'Gypsy' in its current legal sense (see Box 1), and 'Gypsies and Travellers' wherever policy applies generally. These terms may be taken to include ethnic English Gypsies or Romanichals, Irish Travellers or New Travellers (sometimes referred to as New Age Travellers). However, these terms are used for convenience only throughout this Guide; we have not attempted to address the question of whether any individual is to be regarded as a Gypsy within the legal definition.

Box 1 Legal Definition of 'Gypsy'

The legal definition is set by section 24 of the Caravan Sites and Control of Development Act 1960 as amended by section 80 of the 1994 Act:

- **Persons of nomadic habit of life, whatever their race or origin, but does not include members of an organised group of travelling showmen or persons engaged in travelling circuses travelling together as such.**

The courts have clarified this definition. In R v South Hams ex parte Gibb, the Court of Appeal held that the definition meant:

- **Persons who wander or travel for the purpose of making or seeking their livelihood (not persons who move from place to place without any connection between their movements and their means of livelihood).**

Sarah Hollamby

From: Sarah Hollamby
Sent: 16 January 2002 16:52
To: Angela Odell
Subject: App No F/2001/5538

I have no comments
Thanks.
Sarah.

Sarah Hollamby
Housing Strategy Officer
Community Services Department
Wokingham District Council
Tel: (0118) 974 6817
Fax: (0118) 978 6770
sarah.hollamby@wokingham.gov.uk
www.wokingham.gov.uk

ENVIRONMENT AGENCY

Our Ref : SP/2001/005056-1/1
Your Ref : F/2001/5538

Date : 18 January 2002

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District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell

CHANGE OF USE OF LAND FROM TOURING CARAVAN SITE TO EXTEND MOBILE HAME PARK AT LODDON COURT FARM, BEECH HILL ROAD, SPENCERS WOOD, READING

Thank you for your letter dated 19th December 2001, received on 20th December 2001. Please quote the following reference in any correspondence: **SU76NW/2/6**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Surface Water Discharge

It is unclear to determine from the submitted plans the area of any proposed hardstanding material. If there is any increase in permaeable area, then the EA would advise that source control measures be required and would ask for the the following condition to be imposed;

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

Our general criteria are:

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

· The discharge from the developed site should mimic that from the existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for the greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods the natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Discharge

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Pollution Control

Clean Roof and Surface Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas, walkways and access roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water

downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Refuse Storage
Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

Pollution Prevention
Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No 4; provides advice on the disposal of sewage where no mains drainage is available

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Fleury Manico

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 17 January 2002

Location:	Loddon Court Farm, Beech Hill Road, Swallowfield
Proposal:	*Proposed change of use of land from touring caravan site to* extension to mobile home park.
Application Number:	F/2001/5538

In response to your consultations dated 19 December 2001 and 14 January 2002 for the above application, the landscape comments are as follows:

The site is located within the countryside. The site is currently being used for touring caravans and there is also a portacabin type building situated within the site. The proposals will intensify the use within the site.

The applicant will need to submit full details of the proposed landscape scheme. This will need to consist of native hedgerow and tree planting on the boundary of the site with the adjoining field and reinforce the existing screening along Beech Hill as well as additional planting within the site itself.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 14 January 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5538

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

Proposal: Proposed change of use of land from touring caravan site to extension to mobile home park.

Applicant: Mr & Mrs Crocker C/O HL Fleury Manico.

Case Officer: Angela Odell

The new plans show the following: Illustrative layout plan and mobile home types.

Comments are required by 04/02/2002.

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

C122, R122.

ADM. 17/01/02

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 19 December 2001

Application Number: F/2001/5538

Proposal: Proposed change of use of land from touring caravan site to extension to mobile home park.

Parish: SWALLOWFIELD PARISH

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

Applicant:
Mr & Mrs Crocker C/O HL Fleury Manico.

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/ Prior to occupation a plan showing the proposed parking layout shall be submitted to, and approved in writing by the Local Planning Authority.

Signed: _____ **Print name:** AK 7/1/02

Angela Odell

From: Peter Banks [banksp@RBFRS.co.uk]
Sent: 07 February 2002 14:10
To: 'angela.odell@wokingham.gov.uk'
Subject: Plan App:f/2001/5538

With reference to your letter regarding the above planning application I confirm the following.

1 No requirements re hydrant provision.
2 Access and facilities for Fire fighting must comply with Part B to the Building
Regulations 1991 Section B5 and the CaravanSites and Control of Development
Act 1960, Section 5(6). See also the Model Standard 1989 : Permanent
Residential Mobile Home Sites.

We have retained your plans for file.
If you have any further enquiries please do not hesitate to contact me.

Peter Banks
Operations Support Officer
01189322927

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Angela Odell		
	Development Control	Your Ref:	F/2001/5538
From:	John Mullaney Environmental Heath	My Ref:	20016121
		Date.	9/02/01

PROPOSED CHANGE OF USE OF LAND FROM TOURING CARAVAN SITE TO MOBILE HOME PARK

LODDON COURT FARM. BEECH HILL ROAD, SHINFIELD

These proposals have been evaluated and I have no environmental health objections to the application.

Informative: This site will need to be licenced under the Caravan Sites and Control of Development Act 1960.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

F/2001/5538. (Loddon Court Mobile Home Park)

Please notify Nos. 114 and 117 Loddon Court Park, Beech Hill Road of the additional plans (copy of your notice attached) - 10 days to reply.

Thanks

Angie.

1/2.

✓

1/2.

Penny

Date: 14 January 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5538

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

Proposal: Proposed change of use of land from touring caravan site to extension to mobile home park.

Applicant: Mr & Mrs Crocker C/O HL Fleury Manico.

Case Officer: Angela Odell

The new plans show the following: Illustrative layout plan and mobile home types.

Comments are required by 04/02/2002.

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

Received by Wokingham District Council

Application No: F/2001/5538

Proposal:
Proposed change of use of land from touring caravan site to extension to mobile home park.

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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5538 to enable the library staff to locate the correct information.

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 11/01/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

19 December 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL (#) PRE-APP ATTACHED (#)

Start date: ~~28 NOV 2001~~ 14 DEC 2001	Map No. 94 Site 0156
Officer: AO / Application No. F/2001/5538	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CHANGE OF USE OF LAND FROM TOURING CARAVAN SITE TO EXTENSION TO MOBILE HOME PARK

Location: LODDON COURT MOBILE HOME PARK, BEECH HILL ROAD

Parish: ~~SHINFIELD~~ SWALLOWFIELD Ward: SWALLOWFIELD

Applicant: MR / MRS CROCKER

Fee (4) Received 190-00 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	access to highway in red line	5/12	✓14/2
2	1:500 block plan showing existing & proposed dev. + adj. Properties	show layout of homes on site	5/12	→ see letter
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	details of caravans?	5/12	→ see letter
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 Caravan Site .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
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 Caravan site. * site >0.5 hectares
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 Countryside)

.....

.....

Pre-app attached.

NEIGHBOURS: 3 x S/N — one on Mays Hill (adjacent to site), One on Beech Hill Road & one at entrance to site

+ See map

+ J.W. Davies, Hl. Loddon Court Farm, Beech Hill Rd, Spencers Wood, Reading RG7 1HT

HL FLEURY MANICO
A DIVISION OF HUMBERTS LEISURE
CHARTERED SURVEYORS
INTERNATIONAL LEISURE BUSINESS CONSULTING
PAVILION VIEW 19 NEW ROAD BRIGHTON EAST SUSSEX BN1 1UF
TEL: +44 (0)1273 325911 FAX: +44 (0)1273 329602
www.humberts-leisure.com

14 DEC 2001 5538
PLANNING SERVICES HPT
PCI TLS
EHF
28 NOV 2001

Our Ref: JRR/CM/4242

Mrs A Odell
Senior Planner
Wokingham District Council
Environmental Services Department
PO Box 157
Shute End
WOKINGHAM
Berkshire. RG40 1WR

27 November 2001

Dear Mrs Odell

RE: MR H AND MRS A CROCKER
MOBILE HOME PARK AT LODDON COURT FARM, SPENCERS WOOD, READING

I refer to my letter dated 18th June and to your reply dated 22nd June. Your prompt response was greatly appreciated.

Having discussed the matter with Mr and Mrs Crocker I have been instructed to submit a formal application for use of the land as an extension to the existing mobile home park. This application is enclosed together with a cheque for the application fee of £190.

Mr and Mrs Crocker consider that there are special circumstances at Loddon Court Farm which would justify consent for this modest extension of the existing mobile home park. These circumstances were outlined in my letter dated 18th June. Most of them are being repeated in this letter, so they may be fully considered with the application. A copy of this letter is being enclosed with each of the application forms.

The application site is shown edged red on the application plan. It forms part of Loddon Court Farm, part of the boundaries of which are shown edged blue. The part shown hatched blue is the existing residential mobile home park. Part of this is still being developed. On completion the park will provide 88 homes.

N E C Talbot-Ponsonby FRICS A J Miller FRICS IRRV M J Brister FRICS P E N Haigh BSc FRICS S H Morgan FRICS J G Anderson BSc FRICS I P Butter BSc FRICS
P J Field DL FRICS J R M Ridgwell FRICS J D Marshall MA MRICS J C Mitchell BSc MRICS B P J Allen BSc (Hons) MRICS G D Brent BSc MRICS P H Taylor FRICS
Company Secretary M I Fear A L Crowther BSc ACA (non-exec) D J Miller MA OBE (non-exec) *Associates* A P W Sandes FIBA P R Smith BA MRICS M K Reed MRICS IRRV
R N Baldwin BSc (Hons) MRICS *Consultants* W J D Taylor FRICS J C Crawford BSc MRICS A H Bates MRICS P N E Luard FRICS *Marketing* Sir Richard Hickman BA

Locations	London	North	South West & Wales	South East	South
Telephone	020 7629 6700	01756 799271	01291 627813	01273 325911	01962 835960
Facsimile	020 7409 0475	01756 700811	01291 625614	01273 329602	01962 835961

Humberts Leisure Ltd Registered in England and Wales No. 2567699 Registered Office: 12 Bolton Street Mayfair London W1J 8BD

The application site extends to approximately one hectare. Currently it is being used for the siting of touring caravans.

On 9th December 1983 planning consent (reference 20428(F)) was granted for the use of the application site as a recreation area in connection with the land shown hatched blue on the application plan (at that time part touring site, part mobile home park, now all mobile home park). Subsequently the application site was used for touring caravans and tents. This use was certified as lawful in a Certificate dated 15th July 1998.

Mr and Mrs Crocker's recent development of the immediately adjoining land for the siting of modern mobile homes, has demonstrated the high popularity of mobile homes, and the strong demand for them in this area. I attach an enlarged copy of the OS map on which is shown the layout of the existing part under development. The application site is shown edged red. If planning consent were granted for the additional land, then it would be intended to continue with a similar form of development, with roads running off the existing one-way road system through the farm. The extension area would accommodate about 18 homes, increasing the total residential park, from 88 homes to 106 homes.
Mr and Mrs Crocker have found that there is a strong demand for mobile homes both for purchase and for rent. In this area there is a strong demand for homes to rent, from people working temporarily in the area, from people moving into the area and seeking long term accommodation, and from people either who cannot afford to purchase property, or who do not wish to commit themselves to purchase because their plans are too uncertain. If planning consent is granted for the extension, Mr and Mrs Crocker would accept a planning condition that a proportion of the new homes should be used to rent out as "affordable housing". They would welcome the chance to discuss this proposal with you, to establish the appropriate proportion.

In considering the application we should be grateful if you would have regard to the following factors which support the application.

1. The proposal involves the modest expansion of an existing mobile home park, with an increase from 88 homes to 106 homes.

2. The extension would make use of existing internal roadways within the farm, and existing services. No new access to the public highway would be required.

3. The application site is already permitted to be used for recreational purposes in connection with the existing, and adjoining, mobile home park (1983 planning consent).

4. The application site already is in use for the siting of caravans (Certificate dated 15th July 1998). There is no restriction on the way in which these caravans may be occupied or the period of time during which the caravans may be sited and occupied. Already therefore the land may be used for caravans which may be sited and occupied throughout the year.

5. Mobile homes are a popular form of accommodation, for which there is a strong demand in this area.

6. The application site is already "developed" and therefore is a "brownfield site". The application offers the opportunity to provide much needed additional housing accommodation, without encroaching onto a greenfield site.

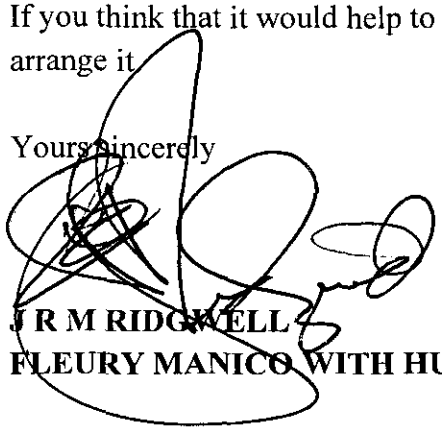
7. Mobile homes provide accommodation suitable for renting out to people who either cannot afford to purchase a home, or who do not wish to do so. A proportion of the permitted homes would be made available to rent. A planning condition would be accepted requiring that a minimum proportion of the homes be used in this way.

8. The application site already is well screened from the public highway by a belt of woodland. The applicants would accept a condition requiring this woodland belt to be maintained.

9. The applicants would accept a planning condition requiring the approval of a landscape scheme for the treatment of the north east boundary of the application site, and extending down the north east boundary of the existing adjoining park.

If you think that it would help to meet on site to discuss the application, we should be happy to arrange it.

Yours sincerely



J R M RIDGWELL
FLEURY MANICO WITH HUMBERTS LEISURE

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14 DEC 2001 * 5538
14 DEC 2001

Mrs A Odell
Senior Planner
Wokingham District Council
Environmental Services Department
PO Box 157
Shute End
WOKINGHAM
Berkshire.. RG40 1WR

Our Ref: JRR/CM/4242

12 December 2001

Dear Mrs Odell

RE: MR H AND MRS A CROCKER
MOBILE HOME PARK AT LODDON COURT FARM, SPENCERS WOOD, READING

I refer to my letter dated 27th November with planning applications, which were returned on 5th December. A copy of your standard letter, which came with the returned documents, is enclosed.

As far as (4) is concerned, the red colouring of the application site has been extended to include the existing driveways up to the public road. I am sorry that this was not done initially.

As far as (5) is concerned, this is not required in order to make the application valid. I think that your Administrative Department has misunderstood the nature of the application. It is for the **use** of land for the siting of mobile homes. This is an application for a change of use, not for operational development. All that is required to make the application valid is a plan identifying the boundaries of the land concerned.

The larger scale plan was for illustrative purposes only to explain the type of layout in mind. You are of course entitled to seek further information to aid in the determination of the application. A layout plan to 1/500 scale showing the proposed sitings of the additional homes is being prepared. I hope to be able to let you have it shortly. However that will still be for illustrative purposes only. If you think it necessary to exercise planning control over the details of layout, rather than rely upon Site Licence control, then you can of course include an appropriate condition within any consent notice.

N E C Talbot-Ponsonby FRICS A J Miller FRICS IRRV M J Brister FRICS P E N Haigh BSc FRICS S H Morgan FRICS P J Field DL FRICS MILAM J R M Ridgwell FRICS J D Marshall MA MRICS
J G Anderson BSc FRICS I P Butter BSc FRICS J C Mitchell BSc MRICS B P J Allen BSc (Hons) MRICS G D Brent BSc MRICS P H Taylor FRICS *Company Secretary* M I Fear
A L Crowther BSc ACA (non-exec) D J Miller MA OBE (non-exec) *Associates* A P W Sandes FIBA P R Smith BA MRICS M K Reed MRICS IRRV M C Taylor BA (Hons) BTP MRTPI MIED FRSA
R N Baldwin BSc (Hons) MRICS *Consultants* W J D Taylor FRICS J C Crawford BSc MRICS A H Bates MRICS P N E Luard FRICS *Marketing* Sir Richard Hickman BA

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Frankly I find (11) and (12) extraordinary. With 35 years of experience of dealing with planning applications for mobile home parks and holiday parks, this is the first time that I have been asked to provide this type of information as part of the application. It is certainly not necessary in order to consider the principle of the application. Again if you felt it necessary to exercise planning control over the nature and design of individual homes then surely the proper way forward is to include an appropriate condition. However even that would be highly unusual.

The application forms and letters are enclosed. I should be grateful if the application can now be processed.

Yours sincerely

J R M RIDGWELL
FLEURY MANICO WITH HUMBERTS LEISURE

14.DEC.2001 * 55384242

Tel. 0118 9746429 (Direct Line)

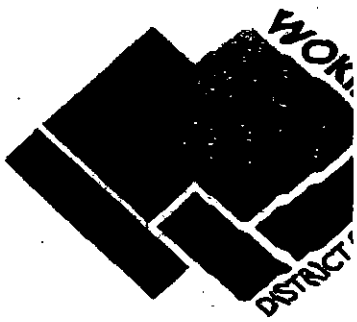
Date 5/12/01

Your ref.

My ref.

- Fleury Manco
Pavilion View
19 New Road
Brighton, Sussex
BN1 1UF

RECEIVED
- 6 DEC 2001



Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8901
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☑
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. Show layout of homes within site	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☑
Floor plans of caravans (mobile homes)

12) The following elevational plans are required: ☑
details of caravans - all elevations

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst.

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

14.DEC.2001 ★ 5538

PART 1

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

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

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1. APPLICANT'S NAME: MR H & MRS A CROCKER
ADDRESS: LODDON COURT FARM, BEECH HILL RD SPENCERS WOOD, READING
POST CODE: RG7 1HU PHONE: 0118 988 3153

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: FLEURY MANICO
ADDRESS: PAVILION VIEW, 19 NEW ROAD BRIGHTON, E. SUSSEX
POST CODE: BN1 1UF PHONE: 01273 325911

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 MOBILE HOME PARK BEECH HILL ROAD SPENCERS WOOD, READING

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
USE OF LAND AS EXTENSION OF EXISTING MOBILE HOME PARK

5. Give the area in hectares or part of a hectare
AREA OF SITE: 1 HECTARE

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: OWNERS

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: BOUNDARY PLAN AND ILLUSTRATIVE LAYOUT 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 ?

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

1789/a

SECTION 66 CERTIFICATE

Application No. 14.DEC.2001* 55558

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

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

- 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

(b) Insert description of steps taken.

- 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) .....

.....

(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).

- 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.

- 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) . . . . . .

OR

(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

Signed . . . . . .

On behalf of H & A CROCKER . . . . . .

Date . . . 27/11/01 . . . . . .

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

(1) LODDON COURT FARM
CARAVAN PARK

ADDRESS BEECH HILL ROAD — PARISH SWALLOWFIELD

SU 7065 94

PLOT No. — ORD. SHEET No. SU 7165.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
420/49	Mr C G Dunn The Caravan	Caravan	11 10 49	N/A TP 30 956
423/49	Mr Gregory The Haven	"	11 10 49	N/A TP 30 956
428/49	" Parker	"	11 10 49	N/A TP 30 956
598/49	Mr Blatt	use of land for caravan	10 11 56	N/A TP 31 12 56
*615/52	" "	"	14 10 52	N/A N/A
476/53	Mr Bowen	Increase caravan from 14 - 25	7 8 53	N/A TP 30 656
C/36/55	Weller & Co	Increase caravans from 25 to 38	8 11 55	N/A TP 31 12 56
C/51/56	Weller & Co	30 caravan	12 6 56	N/A TP 30 6 56
K/108/59	D M Morgan	38 Caravans	2 9 60	N/A TP 30 6 60
*[redacted]/50	Sqld Westcott	caravan	9 5 50	N/A TP 31 3 51

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - F/FL/S + S/SL/R - Conserv. Mr. D. Syrad - 2/11/98

DRAINAGE

091074

(2) LODDON COURT FARM
CARAVAN PARK

ADDRESS BEECH HILL ROAD — PARISH SWALLOWFIELD.

SU 7065 (94)

PLOT No. — ORD. SHEET No. SU 7165.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
K 77/60	D M Morgan	33 Caravans	21·6·60	~~30-6-61~~ TP
K136/60	"	33 "	24·5·61	C/A
K[redacted]/61		29 add	24·5·62	C/A
PD 383/61		alteration to form wash house etc.		
PD325/62	"	Lavatory block		
1324/71	"	Extend caravan park on land between Loddon Court Farm & existing Caravanpark for further 38 caravans	30. 12. 71.	N/A C/
01024	Mrs G M Strong	Playgroup	8. 8 74	N/A CA

DATE OF COMPLETION

MINISTRY DECISION 1324/71 Appeal dismissed 14·5·73.

SPECIAL ORDERS

DRAINAGE

091074

LODDON COURT FARM.
(3) CARAVAN PARK.

ADDRESS BEECH HILL ROAD PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No. SU 7065 (94 SU 7165.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05340.	Mr. Morgan	Ext of 35 caravan pk	28. 10. 76	N/A Ref
06579	"	" 39 " "	25. 8. 77	N/A Ref
23699	"	RENEWAL S/L. FOR ONE MOBILE HOME AS OFFICE & DWELLING FOR MANAGEMENT.	20.6.85	C/A
20428/9	"	(i) TOURING CARAVAN SITE (ii) RECREATION AREA	17.11.83	C/A
28969				
34271		5 W/DR.		
H2708	N. WEBB 14	PORCH	29.6.94	C/A
99/69401/F	Mrs. A. Crocker	C. of U. Farmhouse to Day Nursery (D1) for up to 38 children	14.5.99	C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS CLU(E) 112 - Siting of Caravans + tents CLU(E) 114 - Res. caravan Park, 15/7/98

DRAINAGE

091074

(4) 1933 LODDON COURT FARM CARAVAN PARK

ADDRESS BEECH HILL ROAD PARISH SWALLOWFIELD

PLOT No ORD. SHEET No. (94)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0597	Mr & Mrs Crocker	C of U from caravan storage to car storage		App.
F/2000/0599				
F/2001/4623	Vodafone Ltd			

MINISTRY DECISION

SPECIAL ORDERS