APPLICATION NO:
F/2000/1528

LOCATION:
Church Farm Church Lane, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs A E Bishop

PROPOSAL:
Proposed change of use of farm buildings to B1 offices plus restoration of buildings and extension (Amendment to conset 99/70323/F).

EARLIEST DATE FOR DECISION: **18/06/2000**

APPLICATION EXPIRY DATE: **11/07/2000**

CASE OFFICER: **Simon Lewis**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A E Bishop
Church Farm
Church Lane
Finchampstead
Wokingham
Berkshire RG40 4LS

Application Number: F/2000/1528

Parish:	**FINCHAMPSTEAD**
Location:	**Church Farm, Church Lane, Finchampstead, Wokingham.**
Proposal:	**Proposed change of use of farm buildings to B1 offices plus restoration of buildings and extension (Amendment to consent 99/70323/F).**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units; signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

Condition
4. All operations associated with the use hereby approved shall be undertaken within the confines of the building and no operations other than parking, manoeuvring, loading or unloading, shall be undertaken outside the building.

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

Condition
6. The area shown on the permitted drawings for vehicle parking, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved space.

Condition
7. No development shall be commenced until visibility splays of 2.4 metres by 60 metres have been provided at the new access. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Condition
8. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Condition
9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
10. Prior to the commencement of building operations, details of the new door and windows shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason
2. In the interests of visual amenity.

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of residential amenity.

Reason
6. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
7. In the interests of highway safety.

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

Reason
9. In the interests of highway safety.

Reason
10. In the interests of visual amenity.

Informative
The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

John Mitchell CH
John Mitchell
Development Control Manager
Date: 26/06/2000

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 May, 2001
My ref. AO/F/2000/1528

Mr AE Bishop
Church Farm
Church Lane
Finchampstead
Berks
RG40 4LS

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 Bishop

PLANNING APPLICATION F/2000/1528
PROPOSED CHANGE OF USE OF FARM BUILDINGS TO B1 OFFICES, RESTORATION OF BUILDINGS AND EXTENSION (AMENDMENT TO CONSENT 99/703223/F) AT CHURCH FARM, CHURCH LANE, FINCHAMPSTEAD – CONDITION 3, LANDSCAPING DETAILS

Thank you for your letter of 16 February and enclosed plan. I confirm the proposed landscaping details are acceptable under the above condition.

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

Yours sincerely

Ao

MRS A ODELL
Senior Planner

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 9 May 2001

Location:	Church Farm, White Horse Lane, Finchampstead
Proposal:	Landscape details to comply with Condition 3.
Application Number:	F/2000/1528

In response to your informal consultation for the above application, the landscape comments are as follows:

The landscape details as shown on the attached plan are acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

REPLY BY

5 MAR 2001

Church Farm
Church Lane
Finchampstead
Wokingham,
Berks RG40 4LS

0118 9732232

PLANNING SERVICES	HPT
POL	TLS
DC MN	ENF
APP	
CS	40310
19 FEB 2001	
COPIES TO:	ACK: 26/2/01
	FILE:

16th February 2001

Mr J. Mitchell
Development Control Manager
Wokingham District Council
Shute End
Wokingham, Berks.

Case officer was SL

Dear Mr Mitchell,

The Barns, White Horse Lane, Finchampstead
Planning Ref: F/2000/1528

In accordance with Condition 3 of the above planning permission, we enclose herewith a plan of the hard and soft landscaping works for the above barn redevelopment. The planting plan was devised following a visit and discussion with Catherine Brimble, and we have followed her suggestion that native species be used wherever possible.

Please note that no trees or plants were removed in order to carry out the redevelopment other than some dead elms in the roadside hedge in order to accommodate the repositioning of the entrance, as requested by the Highways department. All the suggested planting is therefore an addition to the original landscape.

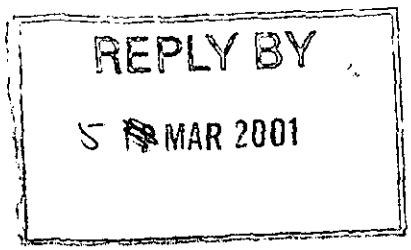
We trust this plan will meet with your approval.

Yours sincerely,

A.E. Bishop

REPLY BY

5 MAR 2001



Church Farm
Church Lane
Finchampstead
Wokingham,
Berks RG40 4LS

01189752232

PLANNING SERVICES	NPT
POL	TLS
DC MW	ENF
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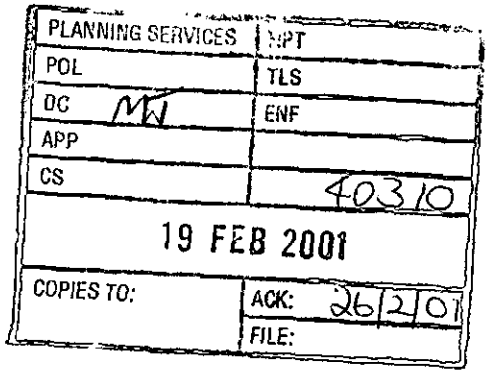
CS	40310
19 FEB 2001	
COPIES TO:	ACK: 26/2/01
	FILE:



16th February 2001

Mr J. Mitchell
Development Control Manager
Wokingham District Council
Shute End
Wokingham, Berks.

Case officer was SL

Dear Mr Mitchell,

The Barns, White Horse Lane, Finchampstead
Planning Ref: F/2000/1528

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Please note that no trees or plants were removed in order to carry out the redevelopment other than some dead elms in the roadside hedge in order to accommodate the repositioning of the entrance, as requested by the Highways department. All the suggested planting is therefore an addition to the original landscape.

We trust this plan will meet with your approval.

Yours sincerely,

A.E. Bishop

A03/0

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 26 February 2001
My ref. JRM/SB/F/2000/1528
Your ref.

Mr A E Bishop
Church Farm
Church Lane
Finchampstead
WOKINGHAM
Berks
RG40 4LS

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

Dear Mr Bishop

THE BARNS, WHITE HORSE LANE, FINCHAMPSTEAD
PLANNING APPLICATION REF: F/2000/1528

Thank you for your letter of 16 February, regarding the above, which is receiving attention.

Yours sincerely

SB

pp JOHN MITCHELL
Development Control Manager

Recd 2.00PM 21.11.00

A.E. & C. BISHOP

LYNFIELD SIMMENTALS



Tel: (0118) 9732232
Mobile: 0385 935577
VAT Reg. No. 314 7354 69

Church Farm
Finchampstead
Wokingham
Berks RG40 4LS

DC MLT 36868

APP
CS
22 NOV
COPIES TO: ACK: FILE:

22/11/00

Att. M. M. Thorpe.
W.D.C.
Planning Dept.

Application F/2000/1528

Please find drawings showing window & door amendments as per our meeting on the 21st.

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 25 May 2000

Application Number: F/2000/1528

Proposal: Proposed change of use of farm buildings to B1 offices plus restoration of buildings and extension (Amendment to conset 99/70323/F).

Parish: FINCHAMPSTEAD PARISH

Site Address:
Church Farm, Church Lane, Finchampstead, Wokingham.

Applicant:
Mr & Mrs A E Bishop .

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).

SC24 (Parking, loading & off-loading) [SR06]
SC31 "2.4m x 60m" (new access) [SR13]
SC33 construction vehicle [SR13]
SC34 mud [SR13]
IN08

Note: As yet no drawings are available showing that required visibility can be obtained at the new access, and these should be produced.

Signed: _____ **Print name:** A. LINNELL

ADDRESS CHURCH FARM PARISH FINCH.

PLOT No. CHURCH LANE - WHITE HORSE LANE ORD. SHEET No.

BUILDER [redacted] 110/5-3 Ref.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/48/63				
64/63				
PO/335/64				
42135	DOWNSMIRE MODEL CLUB	PART OF CHURCH FARM C/U/USE AGR. TO RURAL USE - FLYING MODEL AIRCRAFT & AGR.	4.3.94	REF
97/65097/0	W/DR.			
97/65814/0	MR & MRS BISHOP O/L	2 DWELLINGS & BRIDLE PATH	18.9.97	REF
97/66367/T	MERCURY	TELECOMM TOWER TO REPLACE EXISTING.	19.5.98	REF
99/70323/	EMPLE MR. & MRS. A.E. Bishop	ADD. EQUIPMENT C. of U. to B1 Offices + restoration of Bldgs & Ext.	4.1.00	C/A
MINISTRY DECISION				
SPECIAL ORDERS	TL 003	MERCURY	MAST & EQ. CABIN	-Ref. - 2.4.93
DRAINAGE	TL 008	"	"	P/P - 24.5.93

091074

Tel: (0118) 974 6454

Date: 25 May, 2000

Your ref:

My ref: F/2000/1528

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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 No: F/2000/1528

Applicant: Mr & Mrs A E Bishop .

Proposal: Proposed change of use of farm buildings to B1 offices plus restoration of buildings and extension (Amendment to conset 99/70323/F)..

Site Address: Church Farm, Church Lane, Finchampstead, Wokingham.

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Simon Lewis on (0118) 974 6454.

Simon -

It seems a lot of tarmac I could not work out the amendment - Maybe we can have a word sometime

Muriel Long

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Received by Wokingham District Council

Application No: F/2000/1528

Proposal:
Proposed change of use of farm buildings to B1 offices plus restoration of buildings and extension (Amendment to conset 99/70323/F).

Location:
Church Farm, Church Lane, Finchampstead, Wokingham.

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.

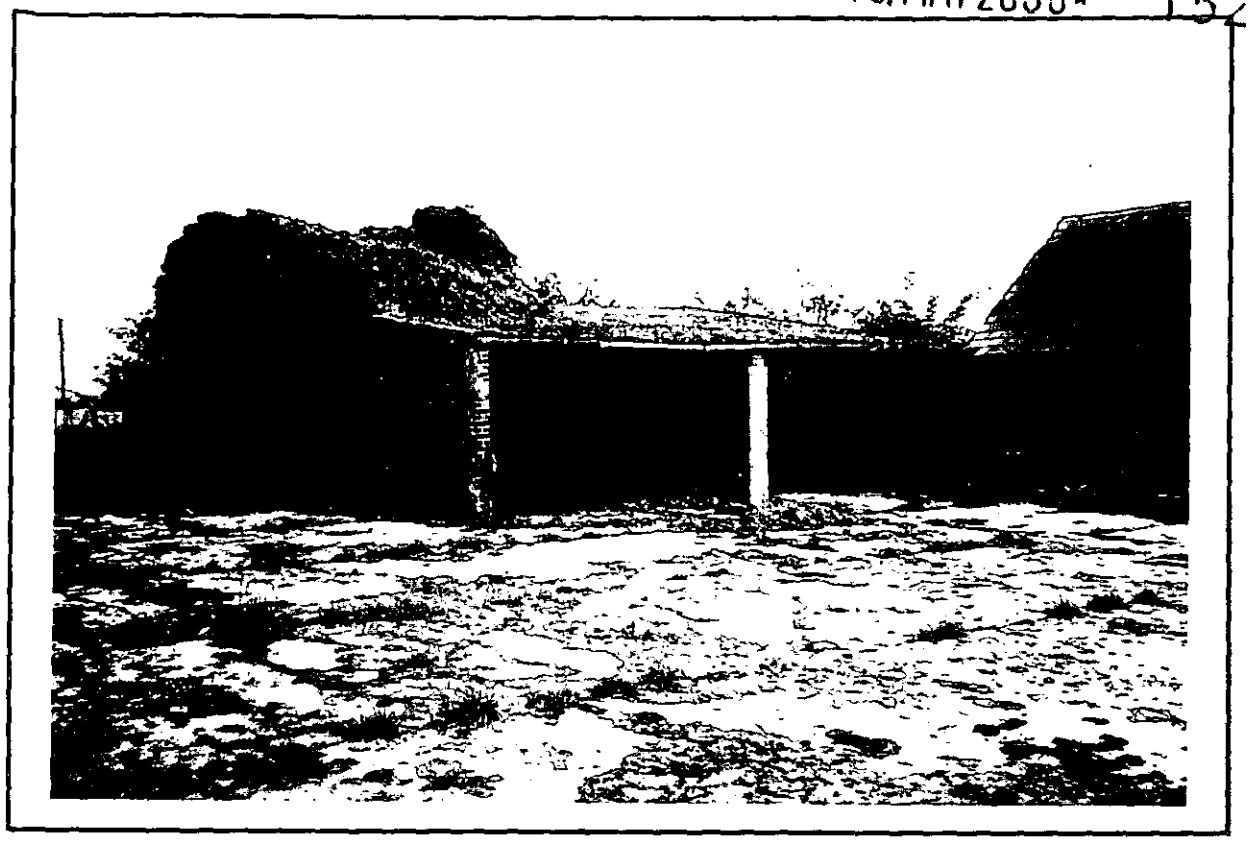
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/06/2000. Written comments submitted will become available for public inspection.

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

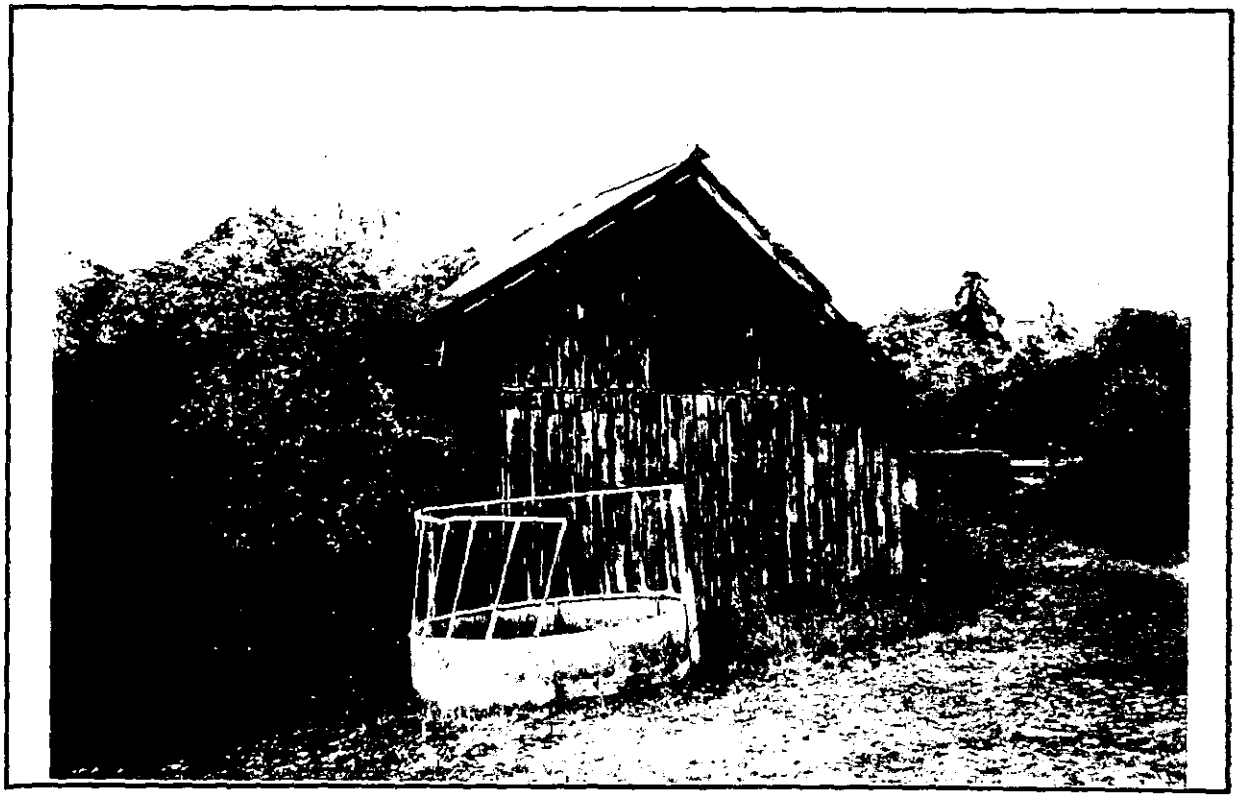
Head Planning and Transportation

25 May 2000

16.MAY2000* 1528



3. **Building 2 – south-east elevation and proposed car park**



4. **Building 3 – north-west gable end**

Tel: (0118) 974 6454

Date: 14/6/00

My ref: F/2000/1528

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

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Dear Councillor

Application Number: F/2000/1528
Church Farm, Church Lane, Finchampstead, Wokingham.
Proposed change of use of farm buildings to B1 offices plus restoration of buildings and extension (Amendment to conset 99/70323/F).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 29/6/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Simon Lewis** Application Number: **F/2000/1528**
Church Farm, Church Lane, Finchampstead, Wokingham.
Proposed change of use of farm buildings to B1 offices plus restoration of buildings and extension (Amendment to conset 99/70323/F).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

LISTING FORM

By hand 22/6/00.

Case officer: **Simon Lewis** Application Number: **F/2000/1528**

Church Farm, Church Lane, Finchampstead, Wokingham.

Proposed change of use of farm buildings to B1 offices plus restoration of buildings and extension (Amendment to conset 99/70323/F).

Transfer: Yes ☒ No ☐

Reason for Transfer:

Signed: _____ Date: 21.6.00.

Councillor M Long

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

PLANNING SERVICES	
POL	TLS
DC	ENF
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CS	
23 JUN 2000	
COPIES TO:	ACK:
	FILE:

Tel: (0118) 974 6454

Date: 19/6/00

My ref: F/2000/1528

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

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: F/2000/1528
Church Farm, Church Lane, Finchampstead, Wokingham.
Proposed change of use of farm buildings to B1 offices plus restoration of buildings and extension (Amendment to conset 99/70323/F).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ [redacted] ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 29/6/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Simon Lewis** Application Number: **F/2000/1528**
Church Farm, Church Lane, Finchampstead, Wokingham.
Proposed change of use of farm buildings to B1 offices plus restoration of buildings and extension (Amendment to conset 99/70323/F).

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor G Cockroft

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

LISTING FORM

Case officer: **Simon Lewis** Application Number: **F/2000/1528**

Church Farm, Church Lane, Finchampstead, Wokingham.

Proposed change of use of farm buildings to B1 offices plus restoration of buildings and extension (Amendment to conset 99/70323/F).

Transfer: Yes ☐ No ☑ Good!

Reason for Transfer:

Signed: _____ Date: 19-June-00.

Councillor G Cockroft

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

PLANNING SERVICES	RECEIVED
POL	TLS
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20 JUN 2000	
COPIES TO:	ACK:
	FILE:

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date 24 November, 2000
My ref. Development Control/JRM/MLT/F/2000/1528
Your ref.

Mr & Mrs A E Bishop
Church Farm
Finchampstead
Berks
RG40 4LS.

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

Dear Mr & Mrs Bishop

PROPOSED MINOR AMENDMENT TO PLANNING PERMISSION NO.F/2000/1528 – APPROVING PROPOSED CHANGE OF USE OF FARM BUILDINGS TO B1 OFFICES PLUS RESTORATION OF BUILDINGS AND EXTENSION

I refer to your letter of 24 November 2000, concerning proposed amendments to the above planning permission.

The proposed revisions to the approved window and door arrangements, as shown on your drawing no.AEB/103/00/02C, are considered to constitute a minor amendment and so would not require a further planning permission. However, any increase in the height of the proposed building from that which was approved would require a further planning permission.

I hope this advice is helpful. However, if you need to discuss this matter further, please telephone Mike Thorp on the above telephone number.

Yours sincerely

JOHN R MITCHELL
Development Control Manager

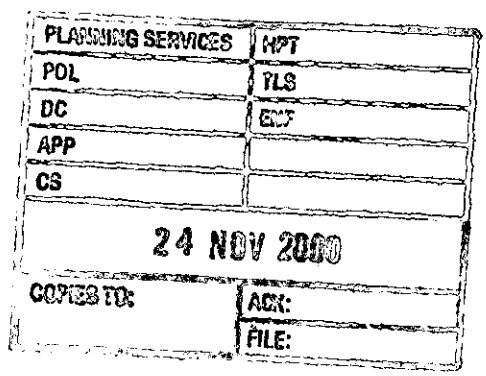
To: Mr Thorpe
WDC Planning Dept.

24.11.00.

Re: Church Farm Barn conversions.
FPP/2000/1528

Herewith revised plan as requested showing roof line maintained as per original permission.

C Bishop



Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 23 November, 2000
My ref. BC/DC/2000/1528
Your ref.

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

Mr & Mrs A Bishop
c/o John Daborn
JJ Renovations
The Studio
The Old Manor
Church Lane
Eversley, RG27 OPX

Dear Mr & Mrs Bishop

PLANNING PERMISSION 2000/1528
SITE: CHURCH FARM, CHURCH LANE, FINCHAMPSTEAD, WOKINGHAM

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 2000/1528 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 you 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 sincerely

Angela Odell

ANGELA ODELL
Senior Planning Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 17 November, 2000
My ref. BC/DC/2000/1528

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

Mr A Bishop
c/o J J Renovations
Church Farm
Church Lane
Finchampstead
Wokingham
Berkshire, RG40 4LS

Dear Mr Bishop

PLANNING PERMISSION 2000/1528
SITE: CHURCH FARM, CHURCH LANE, FINCHAMPSTEAD, WOKINGHAM

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 2000/1528 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 you could be liable to a £1,000 fine.

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

Yours sincerely

Angela Odell

ANGELA ODELL
Senior Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1528	SL
BUILDING CONTROL NUMBER.	FP 2000/1205	Alan
~~APPLICANT~~/AGENT	John Daborn	
ADDRESS OF SITE	Church Farm, Church ~~Whole House~~ Lane, FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	refurbish main barn demolish ancillary building reconstruction & ext. change of use of farm building to BI offic	

DRAWING NUMBERS	BC (amend. consent)	DC 99/70323/F)
BLOCK PLAN	AEB/103/00/03	AEB/103/00/03.
ELEVATIONS	AEB/103/00/02	AEB/103/00/02
FLOOR PLANS	AEB/103/00/01a	AEB/103/00/01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/11/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 4 July 2000

Location:	Church Farm, White Horse Lane, Finchampstead
Proposal:	PROPOSED CHANGE OF USE OF FARM BUILDINGS TO B1 OFFICES PLUS RESTORATION OF BUILDINGS AND EXTENSION (AMENDMENT TO CONSENT 99/70323/F)
Application Number:	F/2000/1528

In response to your consultation dated 25 May 200 for the above application, the landscape comments are as follows:

The site is located within the Setting of Settlements designation and Conservation Area and adjacent to the ASLI to the south. The location of the site is such that the land rises up to Church Farm from the B3016 giving clear views of the application site through gaps in the adjacent hedgerow.

I do not consider the introduction of a grass mound to the rear of the building is sensitive solution to the proposals and no details have been provided to the overall height or shape (in cross section) of the mound. The mounding would be out of character with the surrounding landscape and therefore I consider it to be unacceptable.

To soften the views of the parked cars and septic tank to the north of the building from the B3016 I suggest that a native hedgerow is planted on the inside of the post and rail fencing. This solution would be in keeping with the landscape structure and much less of an impact than the mounding.

Catherine Brimble

Catherine Brimble
Landscape Architect

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

16 MAY 2000* 1528

1.	APPLICANT'S NAME	Mr & Mrs A.E. Bishop
	ADDRESS	Church Farm Finchampstead Wokingham Berks
	POST CODE	RG40 4LS PHONE 0118 9732232
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
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	White Horse Lane Finchampstead
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Amendment to Planning Permission & Reserved Matters : 99/70323/F.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.11 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	Site Plan, Plan, Elevations, Photographs

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 ?

		SITING	☐
EXTERNAL APPEARANCE	☑	DESIGN	☐
MEANS OF ACCESS	☑	LANDSCAPING	☑

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

REDUNDANT BUILDINGS

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.

BLUE - BLACK SLATE ROOF TILES
STAINED F/E BOARDING
S.H. WIRE CUT BRICKS

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.

EXISTING WALL + POST & RAIL FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAK AWAY

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

If no, please give details NEW SEPTIC TANK

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

AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

T.B.A.

PART AMENDMENT TO APPLICATION

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 DATE 15/5/00

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS	N/A			
A2	FINANCIAL AND PROFESSIONAL SERVICES	N/A			
A3	FOOD AND DRINK	N/A			
B1(a)	OFFICE (other than A2)	202.03 m²		223.00 m²	
B1 (b)	RESEARCH AND DEVELOPMENT	N/A			
B1 (c)	LIGHT INDUSTRIAL	N/A			
B2	GENERAL INDUSTRIAL	N/A			
B3-7	SPECIAL INDUSTRIAL	N/A			
B8	STORAGE OR DISTRIBUTION	N/A			
C1	HOTELS AND HOSTELS	N/A			
C2	RESIDENTIAL INSTITUTIONS	N/A			
D1	NON-RESIDENTIAL INSTITUTIONS	N/A			
D2	ASSEMBLY AND LEISURE	N/A			
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	10	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter. N/A

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

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

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage. NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

4th July 2000

Dr. & Mrs F.W. Gifford
Blencathra
Finchampstead
Berks RG40 3SS

PLANNING SERVICES FT
POL
APP
CS
10 JUL 2000
COPIES TO:
ACK:
FILE:

The Planning Officer
Wokingham District Council
Shute End
Wokingham Berks.

Dear Sir

Our attention has been drawn to two planning applications by the July 2000 copy of the Finchampstead Parish Magazine, namely

0/2000/1502 - Motel and parking at Warren Lodge and

F/2000/1528 - change of use of farm buildings to offices - Church Farm

We are totally opposed to the first of these applications and are not aware as to what the consent referred to in the second relates, but in principle we are opposed to any material introduction of specific office accommodation in the area.

We think that Finchampstead should remain essentially a rural/village area and that development such as motels and special office accommodation is totally inappropriate.

Yours truly,

B. G. Gifford

copy to Muriel Long

FOR PLANS, PLEASE SEE PART I COPY

To:
Harold Sanders
Urban Design And Conservation Officer

30 MAY 2000

From: Simon Lewis

Date: 25 May 2000

Application Number: F/2000/1528

Proposal: Proposed change of use of farm buildings to B1 offices plus restoration of buildings and extension (Amendment to conset 99/70323/F)..

Site Address:
Church Farm, Church Lane, Finchampstead, Wokingham.

Applicant:
Mr & Mrs A E Bishop .

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

THE OMISSION OF THE MONO PITCH ROOF WILL NOT BE A MAJOR LOSS TO THIS GROUP OF BUILDINGS

HOWEVER THE REVISED SCHEME, AS DRAWN, HAS UNIFIED MOST OF THE WINDOWS AND INTRODUCE 'STANDARD ALIGN' ROOF DETAILS EG. EAVES / VERGE JUNCTION. ORIGINAL PROPORTIONS + DETAILS SHOULD BE RETAINED

THIS IS A GROUP OF MODEST, SIMPLE STRUCTURES WHICH SHOULD BE RETAINED IN ANY NEW USE. THE CHARACTER OF MATERIALS + DETAILS SHOULD REFLECT THEIR RURAL IDENTITY.

Harold Sanders.

CONSERVATION + DESIGN

26.06.00.

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1528

Applicant : Mr & Mrs A E Bishop .

Location : Church Farm, Church Lane, Finchampstead, Wokingham.

Proposal : Proposed change of use of farm buildings to B1 offices plus restoration of buildings and extension (Amendment to conset 99/70323/F).

Site Notice Displayed ? :	YES	NO	DATE
	✓		1.6.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 6/6/2000

Date Registered : 16/05/2000

Earliest Date for Decision : 18/06/2000

Latest Consultation Date/Site Notice Expiry Date : 18/06/2000

Application Expiry Date: 11/07/2000

Consultation Responses : Finchampstead P.C – no objection

2 letters of objection – development out of character with surrounding area

Planning Issues : i) Impact upon surrounding area.

ii) Impact upon conservation area.

Application Number: F/2000/1528

Appraisal :

The application site lies within a Rural Area as designated in the South East Area Local Plan (SEALP) and a Countryside Area (Setting of a Settlement) as designated in the Wokingham District Local Plan (Deposit Draft) as amended (WDLPDD).

The existing barns had previously been used for a cattle yard and agricultural storage purposes. The principle of allowing for the re-use of redundant agricultural buildings is set out in Policy SC21 of the SEALP and Policy WCC5 of the WDLPDD. One of the requirements of both of these policies is that the buildings are capable of conversion without major rebuilding. The applicant was therefore requested to submit a structural engineer's report. This report concluded that the proposed conversions could be carried out without the need for any major rebuilding. The LPA were satisfied with its conclusion and therefore planning permission was granted for the conversion of all 3 barns to office use in January of this year.

Unfortunately the applicant has found that there are problems with the parts of the conversion and as result has submitted this application to formalise work needed to complete it. The proposal is to rebuild parts of building no.2 and building no.3, reducing the floor area in both and the rearrangement of doors and windows.

It is not considered that the proposed amendments to the conversion would result in the development being any more out of character with the surrounding area than that already granted permission. The rebuilding of certain sections of buildings 2 and 3 was considered very carefully as this was obviously not in the spirit of the structural engineers report submitted with the previous application. However in this instance the reduction in the size of both buildings is seen to be an acceptable trade off, as this would benefit the appearance of the development, which adjoins a conservation area.

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

Application Number F/2000/1528
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC52	SR09	
3.	SC40	SR09	
4.	SC59	SR10	
5.	SC60	SR10	
6.	SC24	SR06	Parking, loading + d/loading.
7.	SC31	SR13	(2.4 by 60 metres) (new access)
8.	SC33	SR14	
9.	SC34	SR13	
10		SR09	Prior to the commencement of building operations, details of the new door and windows shall be submitted to and approved in writing by the Local Planning Authority.
	~~AG02~~		
	IN08.		

John Turner
27/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Church Farm Church Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1528

OFFICER: Simon Lewis

DATE OF SITE VISIT: 6/6.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Rural area few isolated residential properties

3. DESCRIPTION OF SITE/BUILDING Redundant agricultural buildings.

4. RELATIONSHIP TO ADJOINING PROPERTIES adjacent conservation area.

5. SITE CONSTRAINTS

TREES

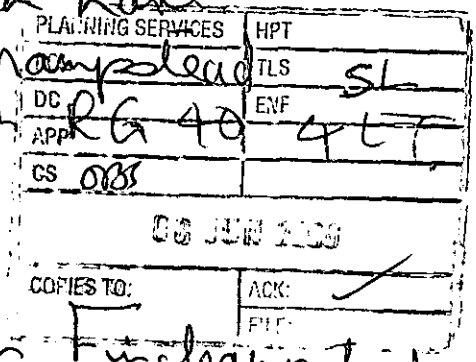
ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

'Reddoro'
Church Lane
Finchampstead
Berks RG 40 4TF



6/6/00.

J Mitchell Esq.,
Development Control Manager
Wokingham District Council,

Dear Sir,

No: F/2000/1528. Church Farm Finchampstead

Thank-you for your letter of the 25th May 2000. I have inspected the fresh plans and details regarding this application and see the Applicant has indeed added another building and has amended the car parking arrangements.

I reiterate the contents of my letters of the 16th September 1999 and 9th December 1999, as this application is virtually the same as the last one [99/70323/F.]

Should you have occasion to write to me again would you please address me with my correct title Mrs. B. Andrews and not "The Owner/Occupier."

Yours faithfully
Beryl A J. Andrews (Mrs.)

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 655	SC
06 JUN 2000	
COPIES TO:	ACK: ✓
	FILE:

Church View
Church Lane.
Finchampstead
Berks.
RG40 4LN

Dear Mr Mitchell,

Thank you for letting us know of the proposed extention to planning application F/2000/1528, my thoughts on it is as before when I wrote opposing it. I was sorry that you can so easily it seems over turn the plans made for the preservation of the Church area, as there seem little meaning to it, I'm losing faith in human nature.

Looking at the new plans it seem Mr Bishop wasn't satisfied with what you granted, so now

PTO

wants to extend, as I said before what next a housing Estate,

I collected a booklet in your office on the Preservation around the Church and as I read it, it states all buildings must be maintained, so?

Yours truly
B. P. Strong (1105)

FROM: Simon Lewis

DATE: 25 May 2000

PLANNING SERVICES	
POL	FLS
DC	ENF
APP	
CS	

05 JUN 2000

COPIES TO:	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1528

Proposal: Proposed change of use of farm buildings to B1 offices plus restoration of buildings and extension (Amendment to conset 99/70323/F)..

Site Address: Church Farm, Church Lane, Finchampstead, Wokingham.

Applicant: Mr & Mrs A E Bishop .

Your observations are required in respect of this application **by 18/06/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl

DATE: 2-6-00

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT
POL | LS
DC | SC
APP |
CS |
06 JUN 2000
COPIES TO: | ACK:
FILE:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Simon Lewis
Planning Department

Date: 5/06/00

CHURCH FARM, CHURCH LANE, FINCHAMPSTEAD. F/2000/1528

Having considered the above application, I have no objection or comments to make.

J Mullaney

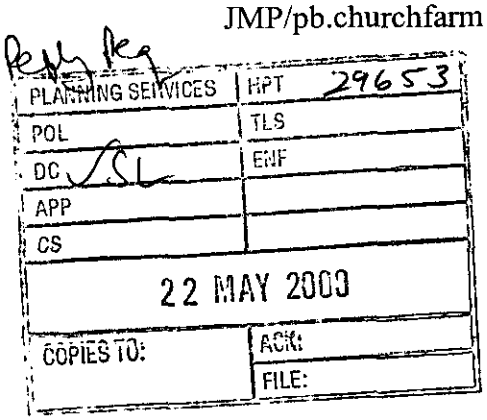
John Mullaney
Environmental Health Officer

Campsie

COMMERCIAL & INDUSTRIAL
CHARTERED SURVEYORS & VALUERS

JMP/pb.churchfarm

Mr S Lewis
Environmental Services Department
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



18 May 2000

Dear Mr Lewis

Re: Reference 99/70323/F, Church Farm, White Horse Lane, Finchampstead

We have been asked by Mr Bishop to advise him in connection with the above-mentioned property.

As you will probably be aware, we are commercial property consultants and will be looking at the marketing of the building once it is completed. We have studied the plans and the consent that has been granted to date, which largely reflects the arrangement of the buildings at present.

One aspect of the scheme which we did find slightly curious is the arrangement of the single pitch roof to one of the buildings. From an aesthetic point of view we feel that it does not compliment the remainder of the buildings, looking completely out of keeping.. This portion of the building was clearly added at a later date and typical of something in the farming community was built to a budget. I suspect that this is therefore why the roof was a single-pitch rather than going to the expense of a double pitch roof.

When looking at the property from a marketing point of view we are clearly trying to ensure that the design of the building suits the aesthetic and ergonomic requirements of occupiers. In order to achieve that the building has to be in keeping with its surroundings and appeal as a traditional looking period barn, that has been sympathetically converted to business use. These requirements of course accord with your own needs to ensure that the building conversion is sympathetically carried out.

80 Broadway, Bracknell, Berkshire RG12 1AR Tel: 01344 426642 Fax: 01344 426446

Partners: E.J. Mercer B.Sc, FRICS, ACI Arb., N.D. Tindall M.Sc, ARICS, P.D. Francis ARICS, ASVA, H.E. Tindall, M.J. Shears B.Sc, J.P.M. Page ARICS
Associates: D.A. Scherer FRICS, M.L. Owen ARLA (Ind) *Consultants:* B.S. Campsie FRICS, R.H. Hodgson FIBA
Also at Windsor, Tel: 01753 869055 Fax: 01753 841995 Staines, Tel: 01784 464346 Fax: 01784 465577

Est. 1971

To that end I am surprised that there seems to be a desire to retain the single pitch roof which clearly looks out of place and detracts from the traditional period look of the whole building. One would have thought that a sympathetically designed roof, which matches the pitch and ridge height of the other roof areas, would be far more suitable for the building.

There is clearly no gain in terms of floor space or value and in actual fact this type of roof will actually cost a great deal more to construct. As you can see, there is therefore no ulterior motive for such a design.

I do hope that this letter is of some help to the situation and I would be only too pleased to meet on site to discuss the matter if required.

Yours sincerely



James Page ARICS
Campsie & Co.
Email: james@campsie.com

cc Mr A E Bishop

Start date:	16 MAY 2000
Officer: SL	Application No. F/2000/1528

Map No. 114 Site 0:09

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED CHANGE OF USE OF FARM BUILDINGS TO B1 OFFICES PLUS RESTORATION OF BUILDINGS AND EXTENSION (AMENDMENT TO CONSENT 99/70323/F)

Location: CHURCH FARM Church Lane, WHITEHORSE ~~LANE~~

Parish: FINCHAMPSTEAD Ward: Finch Sandhurst

25.5.2000.

Applicant: MR/MRS BISHOP

RE-SUBMISSION

Fee Received 00-00 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			
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 ..... Finchampstead .....

Listed Building 1 2 2*

Advertisement-Required ..... Non-listed Conservation .....

Date Site Notice Sent : 25.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS: (Rural Area Archaeological Site)

No new pre-apps.

NEIGHBOURS:

S/N + White cottage, Church Lane
Church View, " "
"Reddoro", " " ✓
Church Farm Bungalow, Church Lane
The Queen's oak P.H., " "

By hand 15.5.00.
3.50

16.MAY2000* 1528

Church Farm
Finchampstead
Wokingham
Berks RG40 4LS

Mr M.. Thorpe
Team Leader,
Planning Department,
Wokingham District Council
Shute End
Wokingham, Berks
RG40 1WR

15th May 2000

Dear Mr Thorpe,

AMENDMENT TO PLANNING PERMISSION & RESERVED MATTERS
Permission No. 99/70323/F

I refer to our meeting at Shute End on Friday, 12th May, with reference to the problems we are encountering in implementing the above permission.

The planning permission provides for a monopitch roof on building No. 2 which at present is an open-fronted yard, covered by a delapidated asbestos roof, and obviously a later addition to the other brick and timber buildings. The Buildings Inspector has now indicated that the roof pitch proposed is not appropriate for current building regulations, and the slate suppliers have warned us against trying to slate such a low pitch. Furthermore, letting agents have advised us that they consider the monopitch roof to detract from the overall appearance of the development to the extent that we will be unlikely to command the level of rent which will be needed to finance the reconstruction work. Therefore the planning permission is rendered unusable.

We therefore seek an amendment to this permission, and attached are details of our proposal.

Our aim is to construct a roof line which will provide for a sound structure, and at the same time enhance the visual appeal of the development within its conservation area. To achieve this improved roofline, we propose to reduce the depth of Building 2 to allow its ridge to run into that of Building 1 at the same height. This reduction in area, along with a reduction in area on Building 3, could be replaced by a minor extention of building 1 (shown as Building 4 on the plan), thereby tidying the whole complex. This layout has the added advantage of overcoming the problem of site levels and would obviate the

need for internal ramps for disabled access.

At our meeting you indicated that some re-build might be acceptable on Building 2 with this revised layout, in consideration of a reduction in total area of the scheme. In this circumstance, we would be willing to remove Building 3 completely from the plan.

Should this overall package be acceptable, we would be happy to submit revised drawings incorporating your amendments, together with any fee required, for this application to proceed.

We look forward to receiving your advice in the near future.

Yours sincerely,

Alan Bishop

c.c, Mr G. Cockroft
District Councillor,
Finchampstead South

ADDRESS CHURCH FARM PARISH FINCH.

PLOT No. CHURCH LANE ORD. SHEET No.

BUILDER [redacted] 110/5-3 Ref.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/148/63				
64/63				
PA/335/67				
42135	DOWNSHIRE MODEL CLUB	PART OF CHURCH LANE C/O/USE AGR. TO ANCIL USE - FLYING MODEL AIRCRAFT & AGR.	4.3.94	REF
97/65097/0	W/DR.			
97/65814/0	MR & MRS BISHOP O/L	2 DWELLINGS & BRIDGE	ARTH 16-9-97	REF
97/66367/Z	MERCURY	TELECOMM. TOWER TO REPLACE EXISTING. APP. EQUIPMENT	19.5.98	REF
99/70323/	MR. & MRS. A.E. Bishop	C. of U. to B1 Offices + restoration of B/dgs & Ext.	4.1.00	C/A

MINISTRY DECISION

SPECIAL ORDERS TL 003 MERCURY MAST & EQ. CABIN - Ref. - 2.4.93

DRAINAGE TL 008 " " " P/D - 27.5.93

091074

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

16.MAY2000* 1528

1.	APPLICANT'S NAME	Mr & Mrs A.E. Bishop
	ADDRESS	Church Farm Finchampstead Wokingham Berks
	POST CODE	RG40 4LS PHONE 0118 9732232
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
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	White Horse Lane Finchampstead
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Amendment to Planning Permission & Reserved Matters 99/70323/F.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.11 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	Site Plan, Plan, Elevations, Photographs

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	☑

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

REDUNDANT BUILDINGS

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.

BLUE - BLACK SLATE ROOF TILES
STAINED F/E BOARDING
S.H. WIRE CUT BRICKS

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.

EXISTING WALL + POST & RAIL FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAK AWAY

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

If no, please give details NEW SEPTIC TANK

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

AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

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

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

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ * STATE No. OF HABITABLE ROOMS If YES, complete Part 2 of the form

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

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

T.B.A.

PART AMENDMENT TO APPLICATION

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 DATE 15/5/00

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS	N/A			
A2	FINANCIAL AND PROFESSIONAL SERVICES	N/A			
A3	FOOD AND DRINK	N/A			
B1(a)	OFFICE (other than A2)	202.03 m²		223.00 m²	
B1 (b)	RESEARCH AND DEVELOPMENT	N/A			
B1 (c)	LIGHT INDUSTRIAL	N/A			
B2	GENERAL INDUSTRIAL	N/A			
B3-7	SPECIAL INDUSTRIAL	N/A			
B8	STORAGE OR DISTRIBUTION	N/A			
C1	HOTELS AND HOSTELS	N/A			
C2	RESIDENTIAL INSTITUTIONS	N/A			
D1	NON-RESIDENTIAL INSTITUTIONS	N/A			
D2	ASSEMBLY AND LEISURE	N/A			
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	10	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
N/A

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

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

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or 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.

16.MAY2000* 1528

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

Not applicable.

● 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:

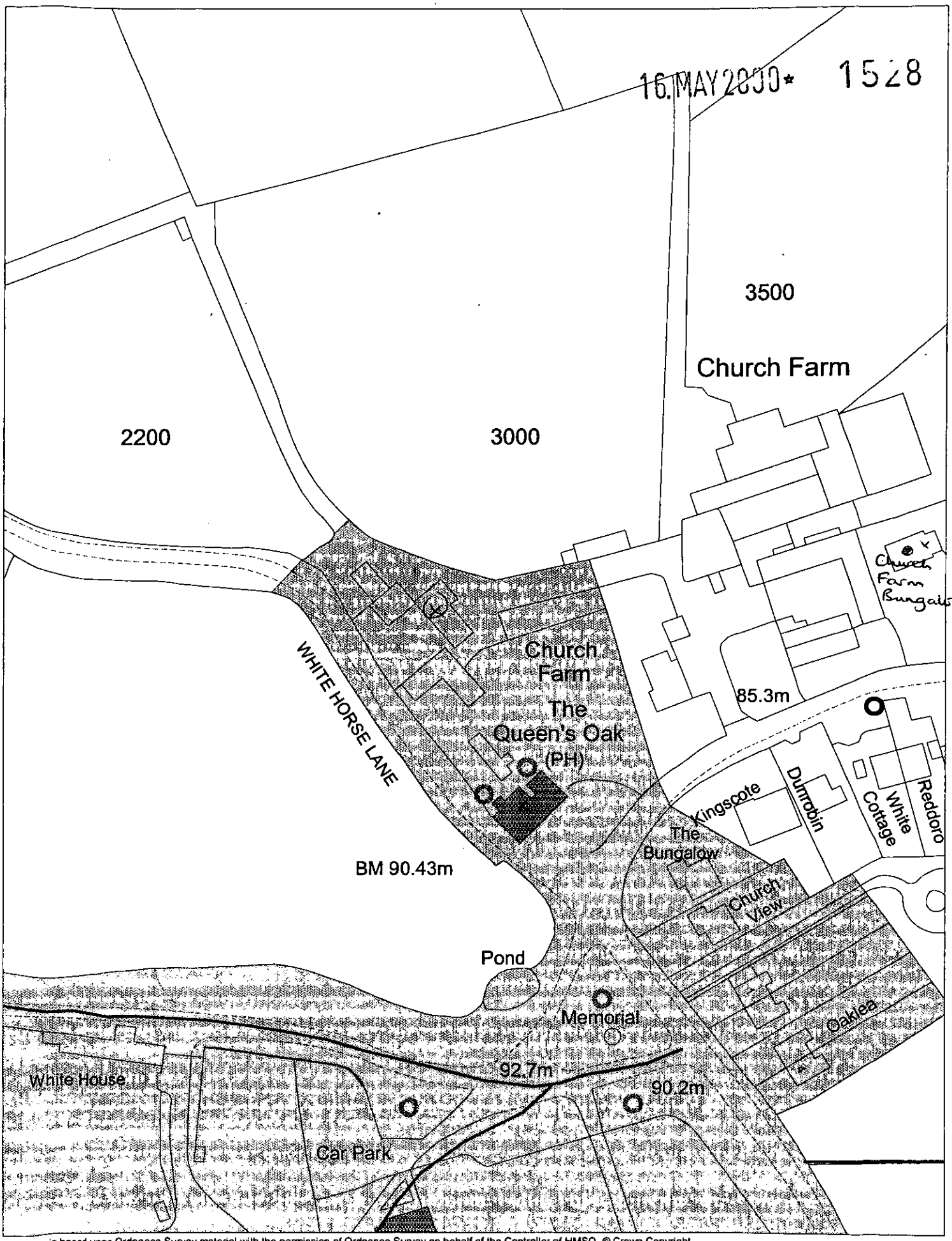
Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . A.E. Bissell

On behalf of . . . . . Mr. & Mrs. A.E. Bissell

Date 15/5/00

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



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

Scale: 1 : 1250

N W E S

Green beech hedging : 60-80 cm tall, planted in double row 40 cm apart.

X 4 x Malus. (standard potted specimens.) + Crataegus..

X X X Native trees mixture (5'-7' tall) - Rowan, Hazel, Chestnut, field Maple, Hawthorn, Wild Cherry planted at 10' centres.

SHRUBS Mixture of wall + border shrubs including Pyracantha, Ivy, Holly, Rhododendron, Viburnum, euonymous.

SHINGLE 10-12 mm over scalpings from the entrance through to the parking areas.

