APPLICATION NO:
F/2000/2962

LOCATION:
The Stables Sandford Farm Mohawk Way, Woodley Reading.

APPLICANT:
Mr H Coff C/O S J Atkinson

PROPOSAL:
Proposed single storey extension to B1 office space.

EARLIEST DATE FOR DECISION: **07/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/01/2001

CASE OFFICER: **Nicola Lake**

REFUSED

RAILEX
Marbleboard

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr H Coff
C/O S J Atkinson
44 Basingstoke Road
Reading
Berkshire
RG2 OEL

Application Number: F/2000/2962

Parish: **WOODLEY**

Location: **The Stables, Sandford Farm, Mohawk Way, Woodley, Reading.**

Proposal: **Proposed single storey extension to B1 office space.**

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 Council, the reason for which is specified hereunder.

Reason

1. The proposed development would form an obtrusive and incongruous feature, which would dominate the existing stable courtyard layout, to the detriment of the character and appearance of the existing buildings and the surrounding area. Therefore the proposed development would be contrary to policies OS1, C1 and C2 of the Berkshire Structure Plan, policies LTV2 and LC21 of the Loddon Area Local Plan and to policies WOS3, WBE1 and WCC1 of the Wokingham District Local Plan (Deposit Draft).

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, C1 and C2.
Loddon Area Local Plan Policies LTV2 and LC21.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WCC1.

John Mitchell

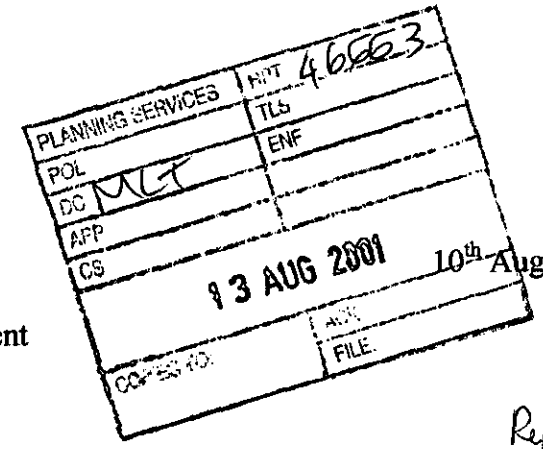
John Mitchell
Development Control Manager
Date: 24/04/2001

Notice checked by: _____

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

Coff Holdings Ltd

Registered Office: **'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3BW**
Telephone: Camberley 01276 62262 Registered No. 1158839 England
Fax: 01276 692368



Mr John Mitchell
Development Control Manager
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WW

10th August 2001

Refused
24/4/2001

Re Application No F/2000/2962
Sandford Farm Woodley

Dear Sir

I would refer you to my letter dated 10th May, 2001 (**12 WEEKS AGO**) re the above. Now as you have not replied to that letter I can only conclude you agree to what I stated in my letter dated 10th May, 2001 is fact.

Yours faithfully,

P.P. R

M D COFF
Managing Director
COFF HOLDINGS LIMITED

o Letter was from Harry A. Coff Ltd

o Reply sent by John Mitchell on 6 June 2001.

o Hilm + Ac agreed best to file this one 18/12/01.

Coff Holdings Ltd

Registered Office: **'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3BW**
Telephone: Camberley 01276 62262 Registered No. 1158839 England
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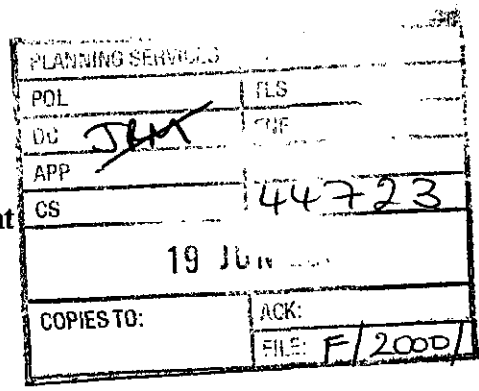

Mr John Mitchell
Development Control Manager
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WW

18 June 2001

no reply needed.

Dear Mr Mitchell

Re: Your Para (1) (A) Staff Shortages. Well again, everybody is entitled to an opinion. All I can say is, it is a good thing that your Department did not have to deal with the heaviest work load of any Council in the Country at the time:

(A) Lower Early, the largest housing site in Europe.

(B) Woodley Aerodrome.

(C) Woosehill.

(D) All the small developments were being planned all at the same time, and it is a fact that there were less than 45 people employed doing so. I am given to understand that your Department today employs well over 120 people, which proves quality and experience is more important than quantity of so called experts.

Re: Your Para (1) (B) Consistency of Previous Decision. Now I am not sure as to what you are saying. However it is my opinion your decision regarding our application was held back because of your Council's decision to grant Planning Consent, (subject to a Section 106 Agreement), to Oracle, (so much for your statement that all Planning

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Telephone: Camberley 01276 62262 Registered No. 1158839 England
Fax: 01276 692368

Applications are treated on their own merits), which after some 13 months has not been issued, one has to ask why not considering Oracle put pressure on the Council in a number of ways to get a consent.

Re: Your Para (1) (C) Complex History. Well, at least I almost agree with you on that statement. I would say Complex and Questionable History is more accurate. I can assure you that there is only one person who has 100% of the detailed History of Sandford Farm, since I purchased it 40 years ago, and that history is recorded in great detail, and it does not make good reading, and when it is made public as for sure it will be in due course, a number of people will have a lot to answer for.

Re: Your Para (2) I can assure you I know of my legal rights regarding appealing after eight weeks, however I did not do so for reasons that will become very apparent to you in due course.

Re: Your Para (3) I confirm planning experts have been instructed as regards a Public Enquiry.

Re: Your Para (4) Noted, that again is a matter of opinion.

Re: Your Para (5) (A) Frustration. Well again I am not sure what you are saying, so I can only conclude you are suggesting I am frustrated because the Oracle Planning Consent has not been issued. If I am correct in my interpretation, you Mr Mitchell have got it very wrong, for as far as I am concerned the Oracle Development on Sandford

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Fax: 01276 692368

Farm is not what I want, nor have I ever wanted. That may come as a surprise to you, and I have reason to think it will never go ahead without my agreement, and if it doesn't that will leave your Council with a very interesting and embarrassing situation. Well that again is my opinion.

Re: Your Para (5) (B) Blaspheme and Intemperate Language. Mr Mitchell, I have been in business for 54 years, in many countries around the world, and never once have I had a complaint about the contents of my letters. So I don't give a dam what you think. The trouble with your lot is you have no experience of the real world of business, and how it works, which for sure in it, inefficiency and excuses are not excepted. The rules are do your job or you are given the *Order of the Boot*.

Yours sincerely

P. P. S. Gavin

M D COFF
Managing Director
COFF HOLDINGS LIMITED

CFI: The Legal Department – WDC
Cllr A Spratling
J Earl, Chief Executive – WDC
Chief Planning Officer - WDC

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date. 15 June 2001
My ref. JRM/SB/F/2000/2593; F/2000/2806; F/2000/2962
Your ref.

44586

Steve Atkinson BSc (Hons) Dip Arch (Hons) RIBA
Chartered Architect
44 Basingstoke Road
READING
Berkshire
RG2 0EL

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

Dear Mr Atkinson

COMPLAINT REGARDING OUTSTANDING APPLICATIONS

Thank you for your letter to John Mitchell dated 11 June 2001.

As requested I have passed your letter, together with copies of previous correspondence, to Karen Satterford, Director of Environmental Services to respond under Stage 2 of the Council's complaints procedure.

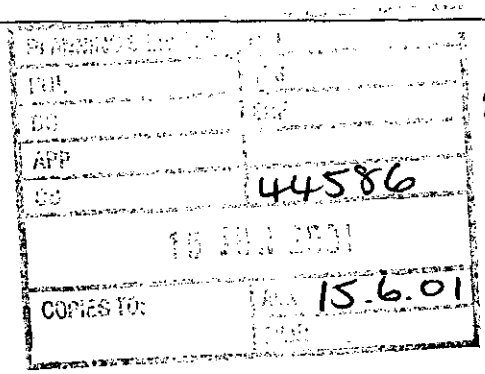
Yours sincerely

SB

SANDRA BAYDEN
Management Support Assistant

Stage 2 Complaint
CMPL00306

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*



CHARTERED
ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

11th June 01

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

Re: Outstanding Applications.

Dear Mr Mitchell,

I cannot believe that a planning application can grind to a halt because I did not return one call concerning landscaping. There are far too many phone calls and insufficient letters in most applications. Other points in my letters concerning these applications have gone unanswered, so I would be grateful if you would pass the correspondence on through the complaints procedure.
The phone was picked up and put down again straight away with a message to the effect that someone had replaced the receiver.
Yours sincerely,

Steve Atkinson.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 6 June 2001
My ref. JRM/SB/F/2000/2962
Your ref.

43/92

Harry A Coff Limited
'C' House
Stanhope Road
CAMBERLEY
Surrey
GU15 3AU

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 Coff

PLANNING APPLICATION F/2000/2962 - SANDFORD FARM, WOODLEY

Thank you for your letter of 10 May regarding the above planning application.

I apologise for the delay in handling this planning application which was due to a combination of factors, namely a continuing staff shortage at senior level and the need to ensure consistency with previous decisions on this site which, as I am sure you are aware, have a very complex history.

I note your comments about delays and we are trying to address these. You are however entitled to appeal against non-determination of a planning application after 8 weeks if a decision has not been made. I would also point out that the Council's performance figures are publicly available.

I note your comments regarding the merits of the decision but these are as you say matters for a planning appeal, should you choose to lodge one.

I do not accept your claim that the Council is liable for any costs.

Finally, whilst I can appreciate your evident frustration, I would be grateful if in future you would not blaspheme or otherwise use intemperate language in correspondence which will be publicly available on file.

Yours sincerely

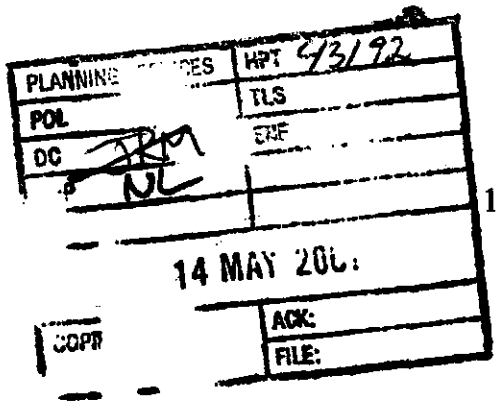
JOHN MITCHELL
Development Control Manager

Harry A. Coff Limited

Registered Office: 'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3AU
Telephone: Camberley 01276 62262 Registered No. 326658 England
Fax: 01276 692368

Your Ref.

Our Ref.



Pl draft reply

10 May 2001

Mr John Mitchell
Development Control Manager
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WW

Re: Application No. F/2000/2962 Sandford Farm, Woodley

Dear Sir

I have received your Notice of Refusal dated **24 APRIL 2001** regarding the above, which was received on the **3 MAY 2001**.

NOW LET ME MAKE IT VERY CLEAR TO YOU, THIS LETTER WOULD HAVE BEEN SENT TO YOU EVEN IF WE HAD RECEIVED A PLANNING CONSENT.

Now I list **FACTS** as regards our application **(NOT W D C SPIN)**:

(1) THE APPLICATION WAS SUBMITTED ON THE 24 NOVEMBER 2000 (TWENTY-THREE WEEKS PRIOR TO RECEIPT OF YOUR REFUSAL NOTICE).

(2) At no time between the 24 November 2000 (28 December), the date of our application and the date of refusal ((I.E.) 24 April 2001) did your Authority request a clarification of any point of our Application.

Harry A. Coff Limited

Registered Office: **'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3AU**
Telephone: Camberley 01276 62262 Registered No. 326658 England
Fax: 01276 692368

Your Ref.

Our Ref.

(3) Our Application was a very simple application in it's content, as is proved by my comment in (2) above.

(4) In reply to my letter dated 2 March 2001 enquiring as to when our application would be determined, you replied by letter dated 4 April 2001 (some twenty-five working days later, so much for "within two weeks", and the Wokingham District Council **"SPIN"**, all letters would be answered within 10 working days of receipt) and even then it was four weeks (not two weeks), before the Notice of Refusal was received. Now Mr John Mitchell, Development Control Manager, I insist you give an explanation as to why a very simple and straightforward application has taken your Authority twenty three weeks to determine, despite the fact that you have an obligation to determine all applications within eight weeks.

Now, I accept that even an efficient Planning Authority (which for sure yours is not) could not for various reasons determine 100% of all applications received within the eight week period, and therefore a percentage of applications would over run the eight weeks target. Having said that I do not accept that any Planning Application should take your Authority twenty-three weeks to determine it, that is not overrun, that is gross negligence and I have very good reason to conclude senior staff shortages, had little if anything to do with it.

Due to the volume of work and staff shortages.

Harry A. Coff Limited

Registered Office: 'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3AU
Telephone: Camberley 01276 62262 Registered No. 326658 England
Fax: 01276 692368

Your Ref.

Our Ref.

You should know, that from my sources of information within your Authority, I was made aware many weeks ago, that a refusal would be forthcoming. Now for sure you know that to be a correct statement.

I want an explanation regarding the above within 10 working days and in the event I do not get one, I will make public, when the timing suits me, what is going on in the Planning Department of the Wokingham District Council and indeed what has been going on for many years. Mr Mitchell I never make threats, only promises which I always keep. EIGHT WEEK FIGURES ARE PUBLIC INFORMATION.

As a Separate Subject Matter

(1) I will lodge an appeal regarding the refusal.

(2) I will lodge a complaint with the Ombudsman.

(3) I will write to Mr Raynsford of the D.E.T.R. who for sure by his letter dated 22 December 2000 has considerable concern about the efficiency of the Wokingham District Council Planning Office.

Whilst I have no intention of debating your refusal notice, (I will do that elsewhere), I would put on record my comments regarding your reasons for refusal.

Your Reason (No. 1)

I don't know who he claims to have spoken to as to any people I discussed the application with were you and Harold.

Harry A. Coff Limited

Registered Office: 'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3AU
Telephone: Camberley 01276 62262 Registered No. 326658 England
Fax: 01276 692368

Your Ref.

Our Ref.

"THE PROPOSED DEVELOPMENT WOULD FORM AN OBTRUSIVE AND INCONGRUOUS FEATURE, WHICH WOULD DOMINATE THE EXISTING STABLE AND COURTYARD LAYOUT"

"Christ" Mr Mitchell, the extension would be impossible to see from the Courtyard layout. Are you sure you have been considering the right Stable Development, and not one a couple of miles down the road?

I can assure you that the officer gave full and comprehensive consideration to the existing buildings and treated the proposed development

Your Reason (No. 2)

TO THE DETRIMENT OF THE CHARACTER OF THE SURROUNDING AREA. Well, "Mr Mitchell", everybody is entitled to an opinion and if your opinion is that it would be detrimental to a Gravel Processing and Ready Mixed Concrete Plant (which in my opinion are both operating without a valid Planning Consent, despite what your man Leggett states) and invisible to any other properties other than those properties owned by the Company, then I suggest you or I are one sandwich short of a picnic and need a long holiday.

Sure as hell I look forward to you giving evidence at the Planning Appeal, at which time you will be bound to give factual answers not Wokingham District Council **"SPIN"**, and in the event the decision of the Planning Appeal is in our favour, I will immediately instigate proceedings against your Authority for loss of fifteen weeks rent due to your Authority's (at this point in time I will call it irresponsible) incompetence, that Claim will

Harry A. Coff Limited

Registered Office: **'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3AU**
Telephone: Camberley 01276 62262 Registered No. 326658 England
Fax: 01276 692368

Your Ref.

Our Ref.

amount to £34,615.38, plus a further claim for £50,000 we had to expend on gas venting at the Stables, due to your Authority's gross negligence, in not protecting our properties.

Yours faithfully

P.P S.Gavin

M D COFF
Managing Director
HARRY A COFF LIMITED

CFI: The Legal Department – WDC
Cllr A Spratling
J Earl, Chief Executive – WDC
Chief Planning Officer - WDC

Yellow file copy

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 31 May 2001
My ref. JRM/SB/F/2000/2593; F/2000/2806; F/2000/2962
Your ref.

Steve Atkinson BSc (Hons) Dip Arch (Hons) RIBA
Chartered Architect
44 Basingstoke Road
READING
Berkshire RG2 0EL

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 Atkinson

OUTSTANDING APPLICATIONS

Thank you for your letter of 25 May.

I note that you do not wish to pursue the Council's complaints procedure. I would again deal with the points you raise as they arise.

12 Murdoch Road, Wokingham - F/2000/2593

Highway Development Control standards are found in Berkshire County Council's design guide "Highway Aspects of Development Control". My file shows the case officer telephoned you on 6 November seeking amended plans showing the visibility splays which were subsequently received and sent out for further consultation to the highways officers who withdrew their objection. My file also shows that the case officer telephoned you on 21 November 2000 with the landscape officer's comments, and invited you to call back the following day but my records do not show that you returned that call. There the matter rested. You telephoned the case officer on 26 January to chase progress and advised that you had left several messages; the case officer advised that she had not received these. As a result you were sent copies of the landscape officer's comments and the highway officer's comments. I am particularly concerned that you say that people put the phone down on you; there have been complaints about this from others and it transpires that there can be an intermittent fault with British Telecom whereby a message is left saying that the receiver has been deliberately replaced. I would be grateful if you would let me know if this is what you heard or whether somebody actually did just put the phone down on you.

3 School Green, Shinfield - F/2000/2806

This is a case where the applicant contacted the Council directly rather than through yourself. I repeat that this is a matter that you need to take up with your client and not with us.

The Stables, Sandford Farm - F/2000/2962

I have nothing to add to my previous letter.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Follow up to Stage 1 complaint
CMPL00306

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

REPLY BY
12 JUN 2001

CHARTERED
ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

25th May 01

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

PLANNING SERVICES	HPT
PDL	TLS
DC	RNF
APP	43817
CS	
29 MAY 2001	
COPIES TO:	ACK:
	FILE:

Re: Outstanding Applications.

Dear Mr Mitchell,

Thank you for your letter of 15th May concerning my complaint. I accept these applications have not been dealt with quickly and appreciate your apologies, but I do not think any purpose is served by you attempting to answer my points, then placing the matter in someone else's hands who starts afresh from being informed of the facts. This is more bureaucracy and further insulting to any complainant.

12, Murdoch Road, Wokingham. F/2000/2593.
I would like to know on what basis this decision regarding footpath safety was made. If I am not aware of your guidelines I cannot be expected to advise clients accordingly. No mention is made to my previous letter of 7th February, which outlines more than just a slow response. Why were my phone calls not returned, my letters and messages left over the counter not answered and why was the phone put down on me on two occasions? My comments have been clearly ignored; this is not just a matter of being slow. I would like these points addressed.

3 School Green, Shinfield. F/2000/2806.
I do not accept that this a matter between my clients and me. I put an application in to your authority and I expect you to deal with it, not start corresponding with the client, which is: unethical, something I am sure is not in your remit to do and causes my position to be untenable. What are the council's policies regarding responses the applicants rather than agents? If nothing else a notification to an agent in these circumstances is common courtesy.

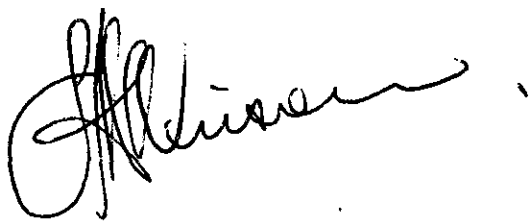
The Stables, Sandford Farm. F/2000/2962.
I appreciate this site has had its problems, none of which I wish to make an issue over, but to take the best part of six months to issue a refusal without any prior correspondence is something that should not happen. As the agent in these applications I should be informed of delays and reasons why progress has been halted. I cannot see what consistency has to do with taking so long and if it had, what consistency and why was I not informed?

I have only my experience to go on, but cannot concur with your view that you are now processing 70% of applications in eight weeks. I am always interested in making suggestions of ways to improve to the level of service and have made numerous comments in the past. To my knowledge, none of what I have said has ever been implemented or even considered.

If this letter is to be passed along some meaningless complaints procedure instead of the points being answered where they should be, within your department by you, then nothing is going to change.

Yours sincerely,

Steve Atkinson.



F/2000/2962

STAGE 1 CUSTOMER COMPLAINT

WOKINGHAM DISTRICT COUNCIL
PLANNING SERVICES (ENVIRONMENTAL SERVICES)

Respond Ref : CMPL00306

COMPLAINT AGAINST: (*please circle*)
Countryside / DC Admin / (DC Applns) / DC Enforce / Lscape & Heritage / Planning Client / Policy & Info / Transportation

Date received : 3.5.01

Reply by : 17.5.01

Type of Complaint : *(please circle)*
A. Impact of service on resident
B. Inadequate communication
C. Inadequate service
D. Policy
E. Response outside target
(F.) Service delay
G. Service not provided
H. Service withdrawn
I. Staff Conduct

Case Officer : ..... **Passed for Action to :** John Mitchell

Acknowledgement Date : 3.5.01 ***(Initials)*** SB

Full Reply sent *(Date)* : 15.5.01 ***(Signature)*** .....

Stage 1 Our Action : *(please circle)*
A. Change in procedures
B. Change of policy
C. Disciplinary action
(D.) Explanation/apology
E. Formal training
F. No action necessary
G. Notify Members
H. Referral to Contractor
I. Referral to other Agency
J. Staff instruction

Stage 1 Justification : *(please circle)*
- (Justified)
- Not Justified
- Outside Jurisdiction
- Partly Justified
- Policy

Customer Satisfied : **YES - Resolved At Stage 1**
(please circle) **NO - Passed To Stage 2**

PLEASE RETURN THIS SHEET TO SANDRA BAYDEN WITH A COPY OF STAGE 1 REPLY

42875

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 15 May 2001
My ref. JM/SB/F/2000/2593; F/2000/2806; F/2000/2962
Your ref.

Mr S Atkinson BSc (Hons) Dip Arch (Hons) RIBA
44 Basingstoke Road
READING
Berkshire
RG2 0EL

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 Atkinson

OUTSTANDING APPLICATIONS

Thank you for your letter of 2nd May 2001 highlighting three cases of delays in handling planning applications. I agree that these have not been handled as quickly as I would like and I apologise for the inconvenience this has caused you and your Clients. I will respond to the points you make in the order that they arise.

12 Murdoch Road, Wokingham - F/2000/2593

I have looked carefully at the points you raise about pedestrian safety and the widths of the accesses. As you know, safety is a key issue when looking at the formation of accesses from private properties onto the public highway. While the requirement may appear excessive the visibility splays are necessary in the interests of pedestrian safety and it could be perceived as irresponsible of the Council to relax its standards in this case. Consequently I am afraid that I cannot alter the decision which has been made. I am sorry it has taken me so long to give you this advice which was due entirely to an oversight on my part.

3 School Green, Shinfield - F/2000/2806

This application was withdrawn at the request of the applicants on 28th February 2001. I do not know why they chose not to advise you of their actions and I am afraid this is a matter between you and your clients.

The Stables, Sandford Farm - F/2000/2962

This application was refused on 24th April 2001 and you should by now have received the decision notice. Please let me know if you have not. The Council is handling a number of varied inter-related issues at and around Sandford Farm and I regret that the determination of this application was held up. The reason was to ensure consistency.

Mr S Atkinson BSc (Hons) Dip Arch (Hons) RIBA

15 May 2001

I have taken steps to speed up decision making and have introduced closer monitoring of individual's workloads. Overall some 70% of applications are determined in 8 weeks, which is a significant improvement over the position a year ago when only 35% were determined in 8 weeks. Much remains to be done and this will be addressed through the Best Value review which we have recently commenced.

I will be setting up focus groups of all our customers to look at the planning applications element of the service and if you would wish to be included please let me know. I would be grateful for any suggestions you may have as to how the development control service could be improved. Again, I apologise for the inconvenience you have experienced.

This concludes Stage 1 of the Council's Complaints Procedure. If you are still dissatisfied the matter can be considered at Stage 2 which takes the form of an investigation by the Director of Environmental Services, Karen Satterford. She can be contacted at PO Box 153, Shute End, Wokingham, RG40 1WL.

If the matter is not resolved at Stage 2 it can be referred to the Chief Executive at Stage 3.

Complaints not resolved through the Council's Complaint Procedure can be referred to the Local Government Ombudsman.

Yours sincerely

JOHN MITCHELL
Development Control Manager

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

CHARTERED
ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

REPLY BY
17 MAY 2001

2nd May 01

Attn Mr Mitchell
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks

42875

JRM

03 MAY 2001

COPIES TO: | ACK: | FILE:

Re: Outstanding Applications.

Dear Mr Mitchell,

Further to my letters of: 7th February, 8th March and a telephone call to you in early April in which you made promises to look into two applications nothing has still been done. The following applications have taken months and would probably be ignored into the future were nothing said. The habit of not answering letters, responding to telephone calls or processing applications is deplorable and should be addressed immediately.

F2000/2593. 12 Murdoch Road, Wokingham.
Application dated 6th October 2000.
My letters (2) have been ignored. Also several telephone calls and even a visit to the counter were not acknowledged. (see enclosed letters). Consent has been given without reference to my remarks to an inappropriate wall arrangement leaving two openings onto the footpath each 6.5m wide, which is an over reaction to the interests of pedestrian safety.

F/2000/2806. 3 School Green, Shinfield, Reading.
Application dated 15th November 2000.
The case officer has corresponded with the applicant without reference to me and last organised a meeting on site to which I was not invited until I intervened. Despite promises of matters being reviewed by the officers nothing more has been heard since 30th January. Application still undetermined. Determination date 10th January 01.

F/20002962. The Stables, Sandford Farm.

Application dated 24th November 2000. ← THIS HAD REFUSED ON 25/4/2001 & NOTICE HAD BEEN ISSUED.
Application still not determined. Determination date 23rd January. You advised me that this may well be a refusal. If this is to be the case I see no reason why it cannot be issued.

I would like an explanation why these applications have not been dealt with in a satisfactory manner, and what measures are being taken to see this does not continue to happen in future.

Yours sincerely,

Steve Atkinson.

cc. The Chief Planning Officer
The Chief Executive

7th February 01

Attn Ms N Brown
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks

Re: 12 Murdoch Road, Wokingham.
Application for new front wall no. F/2000/2593.

Dear Ms Brown,

Thank you for your correspondence received on 29th January in response to an application sent to you on 11th October 00. Both the landscape and highways comments could have been sent to me a long time ago.

The yew trees referred to in the landscaping comments, no longer exist.
The openings to the street at present are 4m wide and offer sufficient views of the footpath. Your suggestion to splay the wall back from what seems like a rather arbitrary point, would create openings 6.5m wide onto the footpath either side, which will reduce privacy and look silly, apart from being unnecessary measures to protect pedestrians. Visibility splays were marked on the drawing back in November and shown from the back edge of the road. This is the customary way to draw sight lines, and I was not in receipt of the highway comments dated 31 Oct 00.

With reference to communications concerning the application, the 29th January was the first written or successful verbal message received, weeks after the matter should have been determined. I dealt with the visibility splays promptly, but had no feed back or indication that they might not be what was requested. I telephoned you on three occasions in December and visited the offices once and left a message for you to inform me of progress. One telephone call was not returned and on another occasion the phone was put down on me twice in succession without anyone saying anything.

A further attempt to contact you on 23rd January, requesting that you return my call was also ignored. I finally rang you again on the 26th January and as a result you forwarded the aforementioned comments.

This application, like so many others has been dealt with in a very off hand manner. I do not find your comments timely or reasonable, and suggest you reconsider what appears to be an over zealous reaction to a minor application, for which there can be no reasonable excuse for not determining within the allotted eight weeks. For my future reference it would also be helpful to know why telephone calls are not returned and how written message left over the counter are not dealt with. Also, why there is no written correspondence until the application is about to be determined and sometimes not even by then.

Yours sincerely,

Steve Atkinson.

cc. Mr J Mitchell.
cc. Mr and Mrs Lennon.

8th March 01

Attn Mr Mitchell
Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks

Re: 12 Murdoch Road, Wokingham.
Application no. F/2000/2593.

Dear Mr Mitchell,

Further to an application sent to you on 11th October 00 and a recent letter of 7th February nothing has been resolved and I have yet to receive a reply.

Yours sincerely,

Steve Atkinson.

cc. Mr and Mrs Lennon.

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date. 3 May 2001
My ref. SB/F/2000/2593; F/2000/2806; F/2000/2962
Your ref.

4287S

Mr Steve Atkinson
Chartered Architect
44 Basingstoke Road
READING
Berkshire
RG2 0EL

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 Atkinson

OUTSTANDING APPLICATIONS

Thank you for your letter dated 2 May 2001 regarding the above. Your letter is receiving attention and John Mitchell will reply shortly.

Yours sincerely

SB

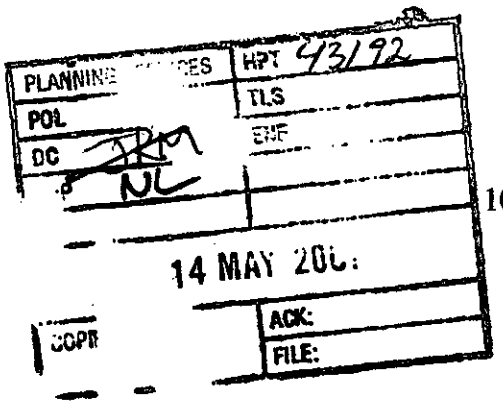
pp SANDRA BAYDEN
Management Support Assistant

Harry A. Coff Limited

Registered Office: 'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3AU
Telephone: Camberley 01276 62262 Registered No. 326658 England
Fax: 01276 692368

Your Ref.

Our Ref.



pl draft reply

Mr John Mitchell
Development Control Manager
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WW

10 May 2001

Re: Application No. F/2000/2962 Sandford Farm, Woodley

Dear Sir

I have received your Notice of Refusal dated **24 APRIL 2001** regarding the above, which was received on the **3 MAY 2001**.

NOW LET ME MAKE IT VERY CLEAR TO YOU, THIS LETTER WOULD HAVE BEEN SENT TO YOU EVEN IF WE HAD RECEIVED A PLANNING CONSENT.

Now I list **FACTS** as regards our application **(NOT W D C SPIN)**:

(1) THE APPLICATION WAS SUBMITTED ON THE 24 NOVEMBER 2000 (TWENTY-THREE WEEKS PRIOR TO RECEIPT OF YOUR REFUSAL NOTICE).

(2) At no time between the 24 November 2000, the date of our application and the date of refusal ((I.E.) 24 April 2001) did your Authority request a clarification of any point of our Application.

Harry A. Coff Limited

Registered Office: **'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3AU**
Telephone: Camberley 01276 62262 Registered No. 326658 England
Fax: 01276 692368

Your Ref.

Our Ref.

(3) Our Application was a very simple application in it's content, as is proved by my comment in (2) above.

(4) In reply to my letter dated 2 March 2001 enquiring as to when our application would be determined, you replied by letter dated 4 April 2001 (some twenty-five working days later, so much for "within two weeks", and the Wokingham District Council **"SPIN",** all letters would be answered within 10 working days of receipt) and even then it was four weeks (not two weeks), before the Notice of Refusal was received. Now Mr John Mitchell, Development Control Manager, I insist you give an explanation as to why a very simple and straightforward application has taken your Authority twenty three weeks to determine, despite the fact that you have an obligation to determine all applications within eight weeks.

Now, I accept that even an efficient Planning Authority (which for sure yours is not) could not for various reasons determine 100% of all applications received within the eight week period, and therefore a percentage of applications would over run the eight weeks target. Having said that I do not accept that any Planning Application should take your Authority twenty-three weeks to determine it, that is not overrun, that is gross negligence and I have very good reason to conclude senior staff shortages, had little if anything to do with it.

Harry A. Coff Limited

Registered Office: **'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3AU**
Telephone: Camberley 01276 62262 Registered No. 326658 England
Fax: 01276 692368

Your Ref.

Our Ref.

You should know, that from my sources of information within your Authority, I was made aware many weeks ago, that a refusal would be forthcoming. Now for sure you know that to be a correct statement.

I want an explanation regarding the above within 10 working days and in the event I do not get one, I will make public, when the timing suits me, what is going on in the Planning Department of the Wokingham District Council and indeed what has been going on for many years. Mr Mitchell I never make threats, only promises which I always keep.

As a Separate Subject Matter

(1) I will lodge an appeal regarding the refusal.

(2) I will lodge a complaint with the Ombudsman.

(3) I will write to Mr Raynsford of the D.E.T.R. who for sure by his letter dated 22 December 2000 has considerable concern about the efficiency of the Wokingham District Council Planning Office.

Whilst I have no intention of debating your refusal notice, (I will do that elsewhere), I would put on record my comments regarding your reasons for refusal.

Your Reason (No. 1)

Harry A. Coff Limited

Registered Office: 'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3AU
Telephone: Camberley 01276 62262 Registered No. 326658 England
Fax: 01276 692368

Your Ref.

Our Ref.

"THE PROPOSED DEVELOPMENT WOULD FORM AN OBTRUSIVE AND INCONGRUOUS FEATURE, WHICH WOULD DOMINATE THE EXISTING STABLE AND COURTYARD LAYOUT"

"Christ" Mr Mitchell, the extension would be impossible to see from the Courtyard layout. Are you sure you have been considering the right Stable Development, and not one a couple of miles down the road?

Your Reason (No. 2)

TO THE DETRIMENT OF THE CHARACTER OF THE SURROUNDING AREA. Well, "Mr Mitchell", everybody is entitled to an opinion and if your opinion is that it would be detrimental to a Gravel Processing and Ready Mixed Concrete Plant (which in my opinion are both operating without a valid Planning Consent, despite what your man Leggett states) and invisible to any other properties other than those properties owned by the Company, then I suggest you or I are one sandwich short of a picnic and need a long holiday.

Sure as hell I look forward to you giving evidence at the Planning Appeal, at which time you will be bound to give factual answers not Wokingham District Council **"SPIN"**, and in the event the decision of the Planning Appeal is in our favour, I will immediately instigate proceedings against your Authority for loss of fifteen weeks rent due to your Authority's (at this point in time I will call it irresponsible) incompetence, that Claim will

Harry A. Coff Limited

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Telephone: Camberley 01276 62262 Registered No. 326658 England
Fax: 01276 692368

Your Ref.

Our Ref.

amount to £34,615.38, plus a further claim for £50,000 we had to expend on gas venting at the Stables, due to your Authority's gross negligence, in not protecting our properties.

Yours faithfully

P.P' Sgavin

M D COFF
Managing Director
HARRY A COFF LIMITED

CFI: The Legal Department – WDC
Cllr A Spratling
J Earl, Chief Executive – WDC
Chief Planning Officer - WDC

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/2962** Nicola L.

The Stables Sandford Farm, Mohawk Way, Woodley, Reading.

Proposed single storey extension to B1 office space.

Transfer: Yes ☐ No ☑

Reason for Transfer:

NA

Signed: _____ Date: 5/4/2001.

Councillor Dredge

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

Tel: (0118) 974 6481 (Direct Line)
E-mail: ??@wokingham.gov.uk
Date: 4 April 2001
My ref: NL/F/2000/2962
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) 974 6991
DX: 33506 – Wokingham

Mr M D Coff
Coff Holdings Ltd
'C' House
Stanhope Road
Camberley
Surrey
GU15 3BW

Dear Mr Coff,

PROPOSED SINGLE STOREY EXTENSION AT THE STABLES, SANDFORD FARM, MOHAWK WAY, WOODLEY. APPLICATION NUMBER F/2000/2962.

Thank you for your letter of the 2 March 2001, regarding the above stated development.

Unfortunately due to recent senior staff shortages some delays have been experience in the determination of planning applications. However, I am now able to confirm that the above application has been recommended for refusal of planning permission, to the local ward members, under the Council's delegated powers process. As such a decision is expected to be made on this application within the next two weeks.

I would like to take this opportunity to apologise for any inconvenience that you may have experienced due to the delay in the determination of this application.

I hope this information has been of assistance to you.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

→ N. Carr.
2000/29621

Coff Holdings Ltd

Registered Office: **'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3BW**
Telephone: Camberley 01276 62262
Fax: 01276 692368
Registered No. 1158839 England

REPLY REQUIRED
40610

WOKINGHAM DISTRICT COUNCIL
05 MAR 2001
CHIEF EXECUTIVE

Ms Jane Earl
Chief Executive
Wokingham District Council
Shute End
Wokingham, Berkshire
RG11 1WL

2 March 2001

Liz

Re: Stables, Sandford Farm, Woodley

Dear Ms Earl

Some 14 weeks (fourteen weeks) ago our architect Mr S Atkinson, submitted an application on our behalf to extend the Stable Complex on the above site. To date we have heard nothing. This is not only a confirmation of the total inefficiency of the Planning Department of the Wokingham District Council, it is totally unacceptable to our Company who are tax payers of the Wokingham District Council.

You should know that today I spoke to the Ombudsman regarding this situation to be told they would not entertain our complaint until we had given your Authority the opportunity to explain their inefficiency. That of course only confirms what I have stated many times previously, that they are a useless bureaucratic organisation who's aims are to give rear end cover to inefficient bureaucratic organisations such as the Wokingham District Council.

Now the purpose of this letter is to do as the Ombudsman insists and I demand that I receive an explanation (not an excuse) within 7 days of your receipt of this letter. If I do not receive it, I can assure you my Company's actions will by-pass the Ombudsman.

Coff Holdings Ltd

Registered Office: **'C' HOUSE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3BW**
Telephone: Camberley 01276 62262 Registered No. 1158839 England
Fax: 01276 692368

To conclude, I have been assured by your Planning Department many times that all applications are decided on their Individual Merits. I suggest that statement should be amended to the Name of the Applicant, particularly when the applicant is an employer of a large number of people in the Wokingham District Council area.

Yours sincerely

pp S. Gavin

M D Coff
Managing Director
COFF HOLDINGS LIMITED

CFI: S Atkinson
Planning Department WDC
Legal Department WDC
A Spratling c/o WDC

WORK SHEET FOR : Nicola Lake.

Application Number : F/2000/2962

Applicant : Mr H Coff

Location : The stables Sandford Farm, Mohawk Way, Woodley.

Proposal : Proposed single storey extension to B1 Office Space.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17.01.01

Date of Neighbour Notifications :

Date of Site Visit : 17.01.01

Date Registered : 28.11.00

Earliest Date for Decision : 07.01.01

Latest Consultation Date/Site Notice Expiry Date : 07.01.01

Application Expiry Date: 23.01.01

Consultation Responses :
Woodley Town Council: Ask that neighbours comments are given consideration.
Environmental Health: No objection subject to condition.
Highways: No objection subject to conditions.
Environment Agency: No objection.

Planning History :
A number of the original farm buildings have now been converted to B1 office accommodation, including the existing stables and the farmhouse. The stable structure is part of the original farm layout, together with the Farmhouse and Sandford Farm Cottage which is Grade II listed Building.

Planning Issues :
Site designation: Countryside/Rural area.

1. Impact upon the residential amenity of the adjacent dwellings.

2. Impact upon the character and appearance of the surrounding area.

3. Impact upon highway safety.

Application Number: F/2000/2962

Appraisal :

1. **Impact upon the residential amenity of the neighbouring dwellings.**
The proposed development is for a single storey extension to the existing courtyard structures. The proposed extension would be adjoined to the north elevation of the structure, which makes up the north side of the courtyard.

The nearest residential dwellings are located off Mollison Close to the west and Sandford Farm Cottage, which is located to the north west of the application site. The proposed development would not overlook, overshadow or overbear. Hence there would be detrimental impact upon the residential amenity of the neighbouring dwellings.

2. **Impact upon the character and appearance of the surrounding area.**
The proposed extension would be wider than the existing structures, which make up the courtyard, with a resultant ridge height that would be 1.3m higher than the existing structures, to which the extension would adjoin. The proposal would also have a section of building, that would project out be 2.4m to the north from the main bulk of the proposed structure. This would create a greater perceived bulk and massing to the proposed extension when viewed from the east. It would also create an imbalance within the front elevation of the courtyard with significantly greater massing to the north side of the yard area.

Due to the greater height of the proposed extension, the proposal would be visible from the north, east and west and also from within the courtyards itself.

Therefore the proposed development would form an obtrusive and unacceptable incongruous feature, which would dominate the existing courtyard layout to the detriment of the character and appearance of the existing structures and the surrounding countryside.

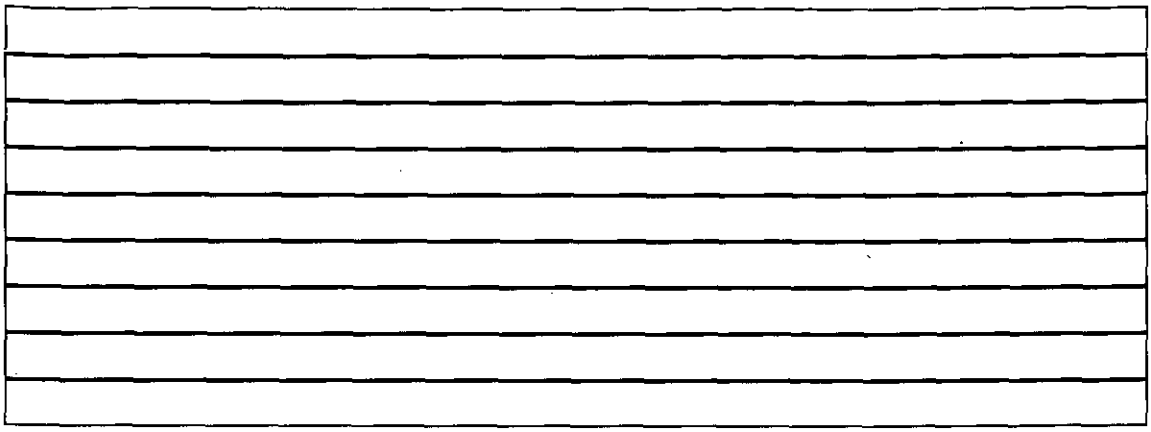
3. **Impact upon the highway safety.**
The highway officer is satisfied that the proposed development would have no significant detrimental impact upon the highway safety of the surrounding highway network subject to the imposition of relevant planning conditions.

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

Application Number:F/2000/2962
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposed development would form an obtrusive and incongruous feature, which would dominate the existing stable courtyard layout, to the detriment of the character and appearance of the existing buildings and the surrounding area. Therefore the proposed development would be contrary to policies OS1, C1 and C2 of the Berkshire Structure Plan, Policies LTV2 and LC21 of the Loddon Area Local Plan and policies WOS3, WBE1 and WCC1 of the Wokingham District Local Plan (Deposit Draft).
Informatives.			
1.	N16		BSP – OS1, C1 and C2.
			LALP – LTV2, LC21
			WOS3, WBE1, WCC1.

John Mitchell



CONDITION MONITORING RECORD SHEET

APPLICATION NO:

SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

RECORD OF SITE VISIT

SITE ADDRESS: The Stables Sandford Farm Mohawk Way Woodley Reading.

APPLICATION NUMBER: F/2000/2962

OFFICER: Nicola Lake

DATE OF SITE VISIT: 17.01.01

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Entrance to site

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING converted Stable units. Gable

4. RELATIONSHIP TO ADJOINING PROPERTIES Concerned about whether the proposed extension is in scale and proportion with existing structures. There is variation in heights at present of about 1.5m.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



Tel: (0118) 974 6481

Date: 3 April 2001

My ref: F/2000/2962

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 Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: F/2000/2962
The Stables Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed single storey extension to B1 office space.

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 13 April 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** *Application Number*: **F/2000/2962**
The Stables Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed single storey extension to B1 office space.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Lennard

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

Tel: (0118) 974 6481

Date: 3 April 2001

My ref: F/2000/2962

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 Dredge
C/O Councillor Coling Lawley
26 Farriers Close
Woodley
RG5 3DD

Dear Councillor

Application Number: F/2000/2962
The Stables Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed single storey extension to B1 office space.

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 13 April 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/2962**
The Stables Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed single storey extension to B1 office space.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Dredge

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

Tel: (0118) 974 6481

Date: 3 April 2001

My ref: F/2000/2962

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 McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: F/2000/2962
The Stables Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed single storey extension to B1 office space.

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 13 April 2001.

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/2962**
The Stables Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed single storey extension to B1 office space.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor McCann

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

Our ref: SP\2000\002903\001
Your ref: F/2000/2962

Date: 26th February 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

PLANNING SERVICES	40550
POL	TLS
DC NL	ENF
APP	
CS	
01 MAR 2001	
COPIES TO:	ACK:
	FILE:

For the attention of: Nicola Lake

Dear Sir/Madam

SINGLE STOREY EXTENSION TO B1 OFFICE SPACE
THE STABLES STANDFORD FARM, MOHAWK WAY, WOODLEY, READING

Thank you for your letter dated 14 December 2001 which was received on 18 December 2001. You are asked to quote the following reference in any correspondence: SU77SE/19/5. The Environment Agency has the following comments:

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 Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

The application site is adjacent to the engineered Sandford Farm landfill. The developer should be advised to incorporate the same gas protection measures into the office extension as were included in the original building, in order to ensure that the development is protected against any migrating landfill gas.

ADVICE TO APPLICANT

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Surface water from car parks for 30 or more cars should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency. Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

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.

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.

DECISION NOTICE

Would you 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/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: S J Atkinson, 44 Basingstoke Road, Reading RG2 0EL

Received by Wokingham District Council

Application No: F/2000/2962

Proposal:
Proposed single storey extension to B1 office space.

Location:
The Stables Sandford Farm, Mohawk Way, Woodley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

14 December 2000

FROM: Nicola Lake

DATE: 14 December 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT 38588
POL	TLS
DC	ENF
APP	
CS	
	10 JAN 2001
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/2962

Proposal: Proposed single storey extension to B1 office space.

Site Address: The Stables Sandford Farm, Mohawk Way, Woodley, Reading.

Applicant: Mr H Coff C/O S J Atkinson.

Your observations are required in respect of this application **by 07/01/2001** .

The committee particularly asked that any neighbours' comments be taken into account for this application.

SIGNED: _____ DATE: 10.1.01.

Clerk To Woodley Parish/Town Council.

[redacted]WAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 14 December 2000

Application Number: F/2000/2962

Proposal: Proposed single storey extension to B1 office space.

Parish: WOODLEY TOWN

Site Address:
The Stables Sandford Farm, Mohawk Way, Woodley, Reading.

Applicant:
Mr H Coff C/O S J Atkinson.

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).

C122, R122.

Signed: _____ **Print name:** Adam Coggins.

2/1/01

☎ 0118 974 6379 (Direct Line)
Tuesday, 19 December 2000

S. J. Atkinson
44 Basingstoke Road
Reading
RG2 OEL

Access Officer
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 - Wokingham

Dear Sir

Planning Application No F/2000/2962
Address: The stables, Sanford Farm, Mohawk Way

The above Planning Application has been examined for the provision of access and facilities for disabled people.

The following two lists of points should be addressed in order to improve the use of the building by disabled people.

List A. (These are mandatory requirements under the Building Regulations)

1. Level access needs to be provided from the curtilage of the site and from the accessible parking bays to the main entrance. If site constraints necessitate an approach steeper than 1 in 20 a ramped approach should be provided.
2. Please ensure the entrance doors and or the frames need to be clearly identified by tonally contrasting with the wall. Door furniture should be distinguishable from the door; and the door opening pressure should not exceed 25-30 Newton's.
3. Ensure flush thresholds.
4. Identify any hazardous glazing.
5. The WC's proposed are not accessible.

List B. (These are not mandatory requirements but are recommended good practice and normally add little or no extra cost to the construction work.)

1. 2 disabled car parking bays.
2. Signage to WC.
3. Alarm cord secured to floor level WC.
4. External lock override.

From 2004 under the Disability Discrimination Act 1995 service providers will have to take reasonable steps to remove, alter, or provide reasonable means of avoiding, physical features that make it impossible or unreasonably difficult for disabled people to use a service.

Whenever a service provider is planning and executing building or refurbishment works, such as extending existing premises or making structural alterations to an existing building. It is sensible to provide for the removal or alteration of physical features, which create a barrier to access for disabled people. Enlightened developers and building managers will want to anticipate this legal requirement well before 2004.

Please telephone me on the above number, if you would like to discuss any of the above.

If you have any queries with regard to the Building Regulations please contact the Area Building Control Surveyor.

Many thanks in anticipation,
Yours faithfully

D E Garrett

Duncan Garrett
Access Officer

Date 20 December 2000

Our Ref FP/2000/0300

Building Control Service
Public protection
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6366
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
E neil.badley@wokingham.gov.uk

Mr M D Coff
Coff Holdings Ltd
C House
Stanhope Rd
Camberley SURREY
GU15 3BW

Dear Sir

Development of the Barn at Sandford Farm Woodley.

Thank you for your letter dated the 12 December 2000, I apologies for the delay in replying. As I explained in my telephone message the delay has occurred whilst I have been confirming our position with my colleagues in Development Control.

The situation with regards to providing suitable ramps, steps and toilets to the barn is as follows

- We are not acting under the Disability Discrimination Act.
- The provision of these facilities is required under the planning application for the development of the barn.

If you want clarify the situation under planning please contact Nicola Lake

I am happy to act on behalf of my colleagues in Development Control with regards the physical installation of the facilities on site. So if you want a site meeting to discuss the detail of the facilities please do not hesitate to contact me. I am generally available over the Christmas and New Year period accept for the bank holidays.

Yours Faithfully,

Neil Badley
Building Control Manager
Public Protection

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

38005

From: Joanne Ellis, Environmental Health

My Ref: JPE/sandford

To: Nicola Lake, Development Control

Your Ref: F/2000/2962

Date: 19 December 2000

PROPOSED SINGLE STOREY EXTENSION TO B1 OFFICE SPACE THE STABLES, SANDFORD FARM, MOHAWK WAY, WOODLEY

These proposals have been evaluated and I have the following comments:

Landfill gas
The site is within 50 metres of a gassing landfill site and hence a detailed risk assessment needs to be carried out to determine the likely impact of landfill gas on the property. Then gas protection measures should be agreed and implemented prior to occupation of the building. If not properly monitored and controlled landfill gas can give rise to flammability, toxicity and asphyxiation hazards. Therefore, adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants.

Noise
Any plant or machinery installed in connection with the use should be adequately attenuated so as not to cause a nuisance to neighbouring residential properties and for this purpose meet the requirements of condition 2 below.

I recommend that the following conditions be imposed should the application be granted planning consent:

1. Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The measures approved shall be installed before the use hereby approved commences and shall thereafter be maintained.
   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise

and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the local Planning Authority.
Reason - To safeguard the residential amenity of the adjacent dwellings.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.



Joanne Ellis

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 NOV 2000	Map No. 4B Site 0.65
Officer: NL / Application No. F/2000/2962	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY EXTENSION TO B1 OFFICE SPACE

Location: THE STABLES SANDFORD FARM MOHAWK WAY

Parish: WOODLEY Ward: Loddon
14.12.2000 -D.

Applicant: MR H COFF
requested 7/12 to follow

Fee Received 800-00 Required 950-00 Additional 150-00 Refund .....

Enforcement Section (11) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.12.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ← 2 on Landfill Consultation
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 : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ .....

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

HERITAGE BODIES

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

OTHERS: Rural Area

.....

.....

No pre-apps.

NEIGHBOURS:

SN at access point ✓
11-15 Mallison Close Woodley.
Sandford Farm Cottage Mohawk Way Woodley
Mr W. Kirkpatrick, Summerbeaze, 7 Summerbeaze Road, Maidenhead
25, 26, 27, 31, 32 Constable Close

28 NOV 2000 2962

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

CHARTERED
ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

24th November 2000

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks

Re: The Stables, Sandford Farm, Woodley.

Dear Sir,

Please find enclosed six copies of drawing 10323-02, forms, certificates and a cheque for £800 in support of an application for an extension to the above development.

The applicant wishes to extend the existing facilities to provide a further B1 unit for letting purposes. It is linked to the existing building and could be used in conjunction with the existing or separately depending on demand. Access is via the existing pit road and yard of the previous applications. Provision for fourteen car parking spaces has been allocated for the proposed additional 340square metres. The design follows the form of the existing structures and materials would match those used previously.

Yours faithfully,

Steve Atkinson.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . HARRY A. GOFF LTD . . . .

Date . . . . . 24th NOVEMBER 00 . . . . . .

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

(5) ADDRESS Sandford Farm Mohawk Way PARISH Woodley

PLOT No. Off Baggars Hill Road ORD. SHEET No. SU. 7863 43

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38466	• ~~Invalid~~ Summerleaze	C/U/use to forestry & nature cons. Lake/Restoration of Mohawk Road	26.3.93	C/A 17.6.93
38475	• Summerleaze Ltd.	Var. cond. 29 of OH163	24.1.92	11.4.92
		to read Period of mineral extraction	12.2.92	C/A
40390	• "	Canteen & toilet facilities	11.2.93	31.12.2000
41530	• Summerleaze Ltd	(Barn under 40390) Rhoc. toilet/canteen	6.10.93	31.12.2000
*41576	• Harry Cole Farmhouse	To office/barn to storage	26.11.93	C/A
*41577	Harry Cole Stables	To B1 Returns	17.11.93	C/A
41815	W/DR Farmhouse			
*42184	• Summerleaze	Weighbridge office/Lab/stables office as Manager's office/stables	22.3.94	31.12.2000
*42283	*Appeal Harry Cole Farmhouse	Remove cond. 1 on 41576 Returns of farmhouse into offices	18.6.94 21.6.94	Ref

RP94/2398

DATE OF COMPLETION

MINISTRY DECISION 42283 - * APPEAL ALLOWED - 18-8-94

SPECIAL ORDERS * EXPIRY DATE 31.12.2000 OR WITHIN 1 YEAR OF COMPLETION WHICHEVER IS THE EARLIER.

DRAINAGE

091074 ~~***~~ "EXPIRY DATE" 31.12.2000 OR ON COMPL. OF RESTORATION OF LANDFILL SITE AT WHISTLEY FARM/LEA FARM

1993

(6) Sandford Farm

ADDRESS Mohawk Way PARISH Woodley

PLOT No. ORD. SHEET No. SU. 4873 (43)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
42910 APPEAL	• Harry Cole	Relax. Cond. 1 on 41576 Cont. use - House B1 - Barn B8	See Appeal	Dec.
42949	RHC.	Var. Cond 1 on 34886 permitting material used in concrete manuf. other than that imported from W.C. Farm & Lea Farm	20.4.97	28.2.95
43926	Harry Cole	Part C/o/use of 1st floor let to unit 3 - Caretakers' Bungalow Stables - RC 41577	6.3.95	Ref
96/64082/0	Appeal	O/L. Res. Dev. Etc		
96/64496/0	• Summerleaze	Non Vehicular Access. Rhoc. Proc. Plant Cr	21.7.97	C/A
96/64520/0	Hicks Persimmon Ltd	O/L. Res. Dev. / Removal of intrusive / replace with incongruous materials	22.1.98	Ref

Appeal

MINISTRY DECISION 42910 - APPEAL ALLOWED - 17.1.98

SPECIAL ORDERS

1933

(7) SANFORD FARM

ADDRESS MOHAWK WAY PARISH WOODLEY

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
7/66152/V	• SUMMERLEAZE	RETENTION GROUND CONVEYOR	11.11.97	31.12.2003
7/66153/V	• "	" WEIGHBRIDGE OFFICE / CLERK OF WORKS OFFICE	11.11.97	31.12.2003
7/66154/V	• "	" CANTEEN / TOILETS	11.11.97	31.12.2003
7/66155/V	• "	" BRIDGE OVER OLD RIVER LODDON	11.11.97	31.12.2003
7/66156/V	• "	" HAUL ROAD	17.11.97	31.12.2003
7/66157/V	* "	VAR. CONDS 2/3 OF 34886	11.11.97	31.12.2003
7/66158/V	* "	" " 1/2/3/23	11.11.97	31.12.2003
~~7/66159/V~~				
7/66159/V				
9/68971/V				
4/1577/07	Harry A. Coff	Details to comply with cond. 07 of Consent 41577 - App. of Landscaping	26.3.99	●
9/69524/0				
P/9978344	Harry A Coffe	Refurb & C. of U. of B1 Units	12.2.99	REF

MINISTRY DECISION * 66157 - RETENTION SALT LAGOONS & NEIGHBRIDGE UNIT

SPECIAL ORDERS * 66157 - CONT. IMPORTATION OF SAND & GRAVEL / RETENTION OF PLANT & EQUIPMENT.

1933

(8) SANDFORD FARM E

ADDRESS MOHAWK WAY PARISH WOODLEY

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
299/8344/A	Harry A Coff Ltd.	Refurb & C. of U. to B1 Units	20.4.99	C/A ●
9/70325/F	Coff Holdings	C. of U. to offices Renew 41576 & 42283	5.10.99	C/A
9/70477/F	Coff Holdings Ltd	C. of U B8 barn → B1 office + 1st fl. + dormer extension	24.11.99	C/A
2/2000/0415	" " "	Var. cond. 4 (41576) to allow B1 use with associated storage	03.05.00	APP
2/2000/0429	" " " stables	Var. CONDS 8 (41577) to allow unrestricted office use	05.05.00	APP
2000/1229	" "	Con of B8 to B1 Amend 70477	21.06.00	C/A
000/1442	Summerleaze Ltd	Stationing of mob home (retrospective)	11.7.00	App
/2000/0300	S J Atkinson	Conversion of Bldg to B1 use	20.3.00	REF
2/2000/2081	Coff Holdings Ltd.	Var to con(03) of 42283 to remove restricted working hours	25.09.00	C/A
2000/2045	"	S/St B1 Ext to offices (RETRO)	25.09.00	C/A
VAR/2000/2146	"	Var to con 04 of 42910 to remove restricted working hours.	25.09.00	C/A

MINISTRY DECISION

SPECIAL ORDERS FP/2000/0300 - conv. of Bldg to B1 use - E

PD Enq - Inst. Substation - 18/8/00 - Walsh - Keus

(1) SANDFORD FARM PC 23 094 001 E

ADDRESS ~~OFF BEGGARS HILL ROAD~~ MOHAWK WAY PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU. 7873 43

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
491/48	Mrs. F. G. Miles	Pair of S/D. Agricultural Cottages in grounds of Farm	14.12.48	App. App.
R/81/60	Mr. G. Loring	Alterations & Addits.	10.5.60	App App.
O/51/66	Fern Hill Sand & Gravel Co Ltd	Outline - Residential, commercial or industrial use of land etc.	22.4.66	N/A - Refuse
M/1/66	" "	Excavation of Sand & Gravel & preparation for redevelopment	22.4.66	N/A - Refuse
04134	Harry A Coff Ltd	Winning & working of sand & gravel		
04143	"	" " "	21.6.77	N/A C/A
07809	Summerleaze Gravel Co Ltd	Washing Erection of sand & gravel		C/A
BR10180	"	OFFICE & STAFF ROOMS	26.2.74	App N/A
10700	H.A. COFF LTD	INFILL OF GRAVEL WORKINGS PER COND. ON 04143	9.2.88 FINAL LEVELS	COND. 6 C/A
15631	SUMMERLEAZE GRAVEL CO. LTD	RET. TO RE. GRAVEL PROCESSING PLANT TO PROVIDE ADD SCREEN CRUSHER & CONVEYORS	4.11.81	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) E

ADDRESS SANDFORD FARM. PARISH WOODLEY (43)

PLOT No. ORD. SHEET No. SU 7873

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15761	Summerleaze Gravel Co Ltd	Temp offices & canteen facilities, also care-taker's caravan	25.9.81	N/A C/A
15762	" "	Conv of ground floor to caretaker's flat.	25.9.81	N/A C/A
15740	" "	Bailey Bridge over river between Whistley Court Farm & Sandford Farm	27.8.81	P.D.
16754	"	WEIGHBRIDGE & OFFICE	14.6.82	T.P.
BR18165	"	ALTS. & RENOVATIONS FOR USE AS OFFICES & CARETAKERS FLAT	29.3.82	App N/A
17345	"	AMEND. OF 04143		Rec C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) SANDFORD FARM MOHAWK WAY

ADDRESS ~~BEGGARS HILL ROAD~~ PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 4873 93

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20155	SUMMERLEAZE GRAVEL	TEMP. BRIDGE OVER RIVER TO REMOVE GRAVEL	~~18.11.83~~ ~~20.12.83~~	N/A C/A
20975	"	RE 10700 WITHOUT COMPLYING WITH CONDS. 7, 8, 17 & 19	4.6.84	N/A REF
22213	"	ADD. CEMENT SILO FOR CONCRETE BATCHING PLANT	12.3.85	C/A
22442	"	RADIO AERIAL	19.12.84	N/A C/A
22756	"	AMEND. TO APP. SCHEMES RE WORKING + INFILLING INCL. IMPACT OF PAPER ETC.	~~6.85~~	N/A C/A
24314	"	AMEND APP. SCHEME OF INFILLING	3.12.85	C/A
~~29519~~ 29519	"	CONVEYOR FROM LEA FARM & WHISTLEY COAT FARM	29.3.88	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 22442 - VARIATION OF COND. 2 - 9.4.87

DRAINAGE

091074 ~~35017~~ 35017 " SALT LAGOONS / WEIGHBRIDGE ~~9.5.90~~

(4) ADDRESS SANDFORD FARM ~~BEGGARS HILL ROAD~~ MOHAWK WAY PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 7873 93

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34886	SUMMERLEAZE LTD.	VAR. ON 04143/07809 TO PERMIT THE IMPORTATION OF SAND & GRAVEL & RETENTION OF BT. PLANT & AB.	17.8.90	C/A
34887	"	VAR. ON 16754 & 15762 - RET. OF WEIGHBRIDGE & ASS. OFFICE BLDG.: CONT. USE OF SANDFORD FARM HOUSE AS OFFICES, CANTEEN MESS ROOM, CARETAKER'S FLAT	17.8.90	C/A
48888	"	VAR. COND 2 ON 20155: RETENTION OF BRIDGE	18.7.91	31.12.2000

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 ~~48888~~ 35017 " SALT & PUMPING LAGOONS / WEIGHBRIDGE 9.5.90 C/A

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.'

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
28.NOV.2000* 2262

1.	APPLICANT'S NAME	HARRY A COFF LTD.
	ADDRESS	CHOUSE SANDHOPE ROAD, CAMBERLEY SURREY.
	POST CODE / PHONE	
	AGENT'S NAME	S. J. ATKINSON.
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	44 BASINGSTOKE ROAD, READING BERKS.
	POST CODE / PHONE	RG2 0EL. PHONE 0118 921 2223.
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	THE STABLES, SANDFORD FARM OFF MOHAWK WAY WOODLEY.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION TO EXISTING B1 UNITS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.52Ha
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	10323-02.

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.

B1.

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.

PLAIN CLAY TILES TO MATCH EXISTING
BRICK/BLOCK CAVITY WALLS TO
MATCH EXISTG BRK WITH FEATHER
EDGE WEATHER BOARDING STAINED
TO MATCH EXISTG TIMBER WINDOWS/DOORS

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.

POST + WIRE FENCE.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO MAIN SEWER.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? — To existing system YES/~~NO~~ — If no, please give details

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

UNCHANGED

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	1 (OFFICE)	*	— /	*	— /	*

* 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.

£800.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF HARRY A COFF LTD DATE 24th NOVEMBER 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".

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT	462	—	340	
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	462		340	

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	18	—
Proposed	14.	-

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.

B1 OFFICE USE

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

UNKNOWN.

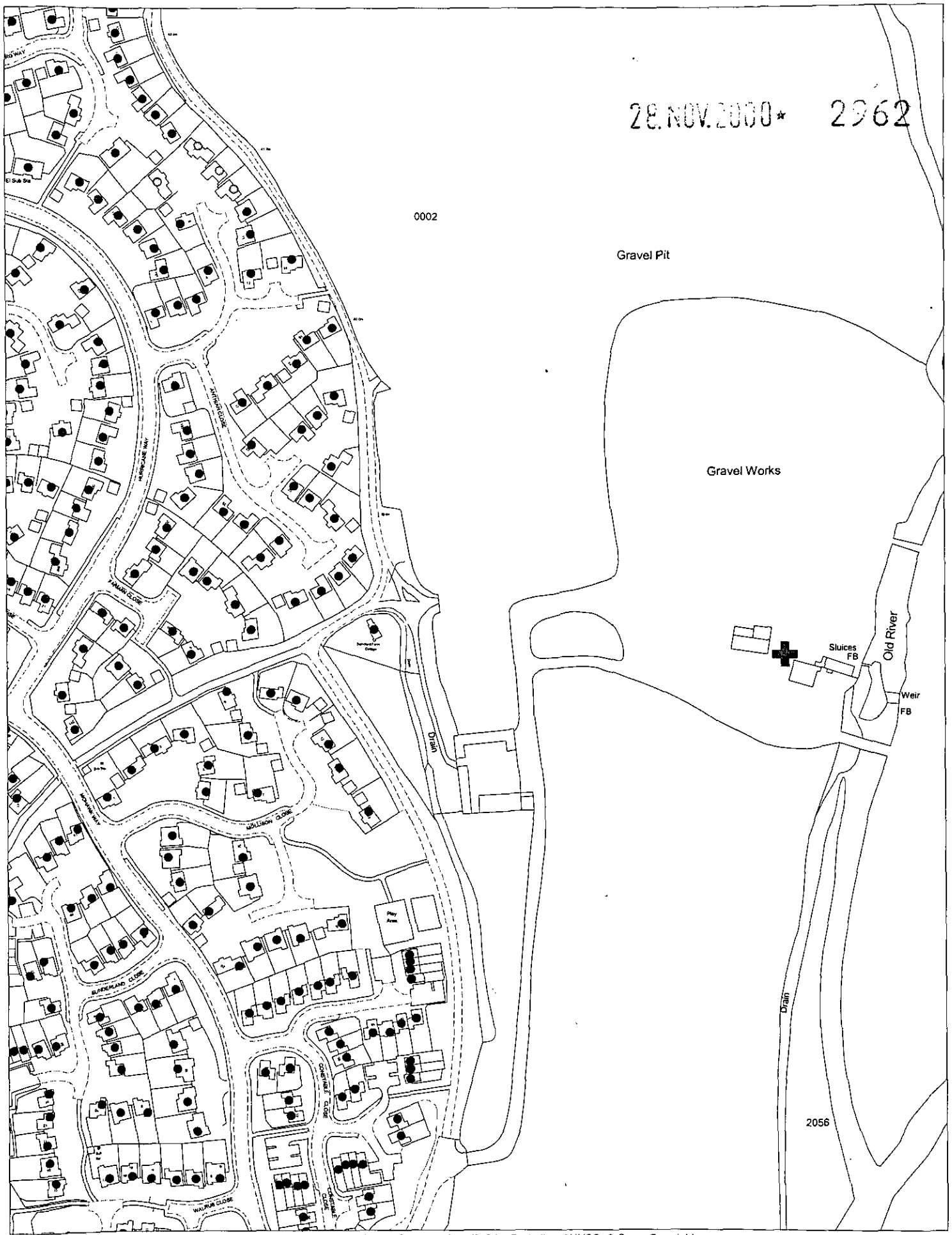
29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
NOT KNOWN.			

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".



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Central Support Section, Environmental Services, Wokingham District Council.

5 December 2000

Scale: 1 : 2500

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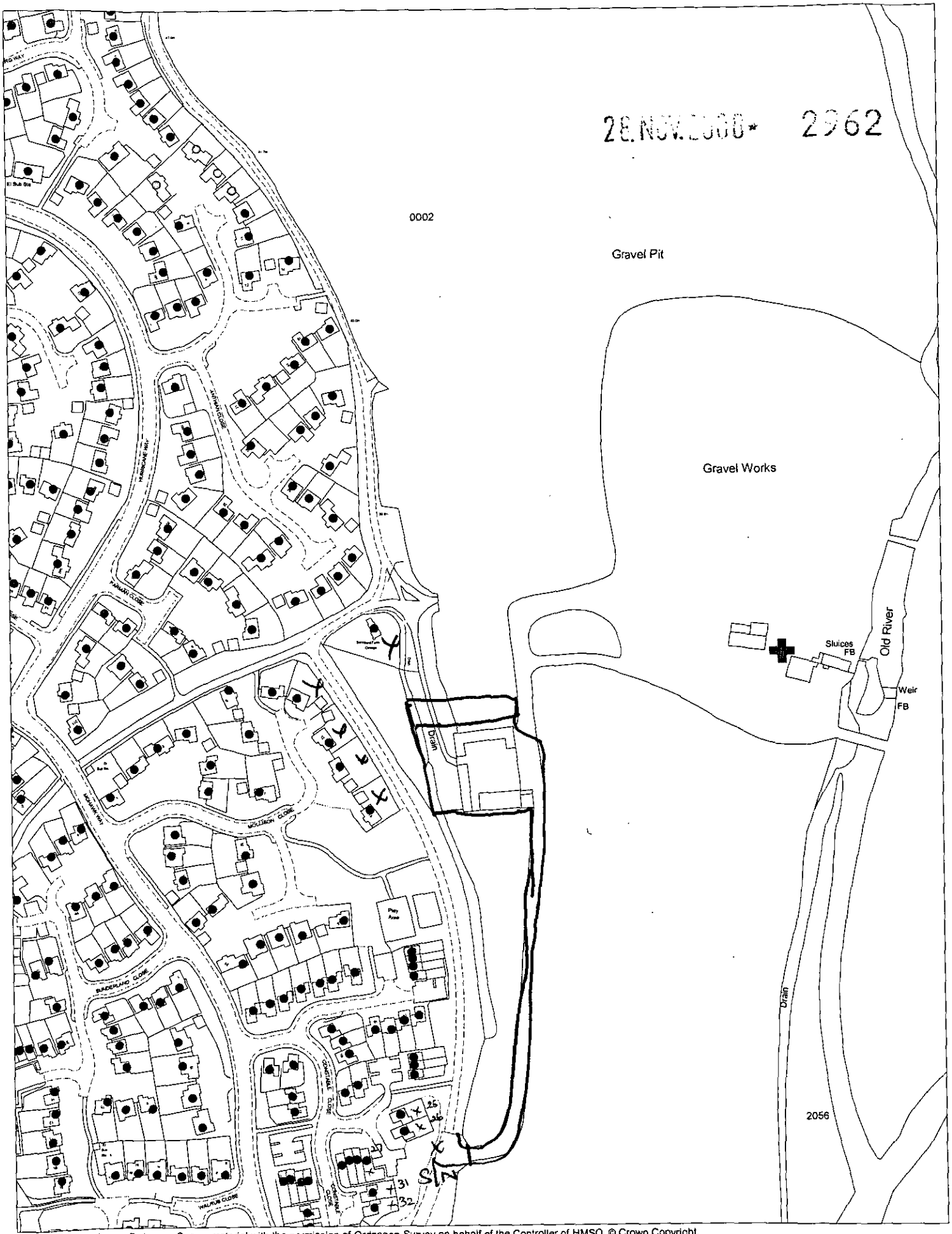

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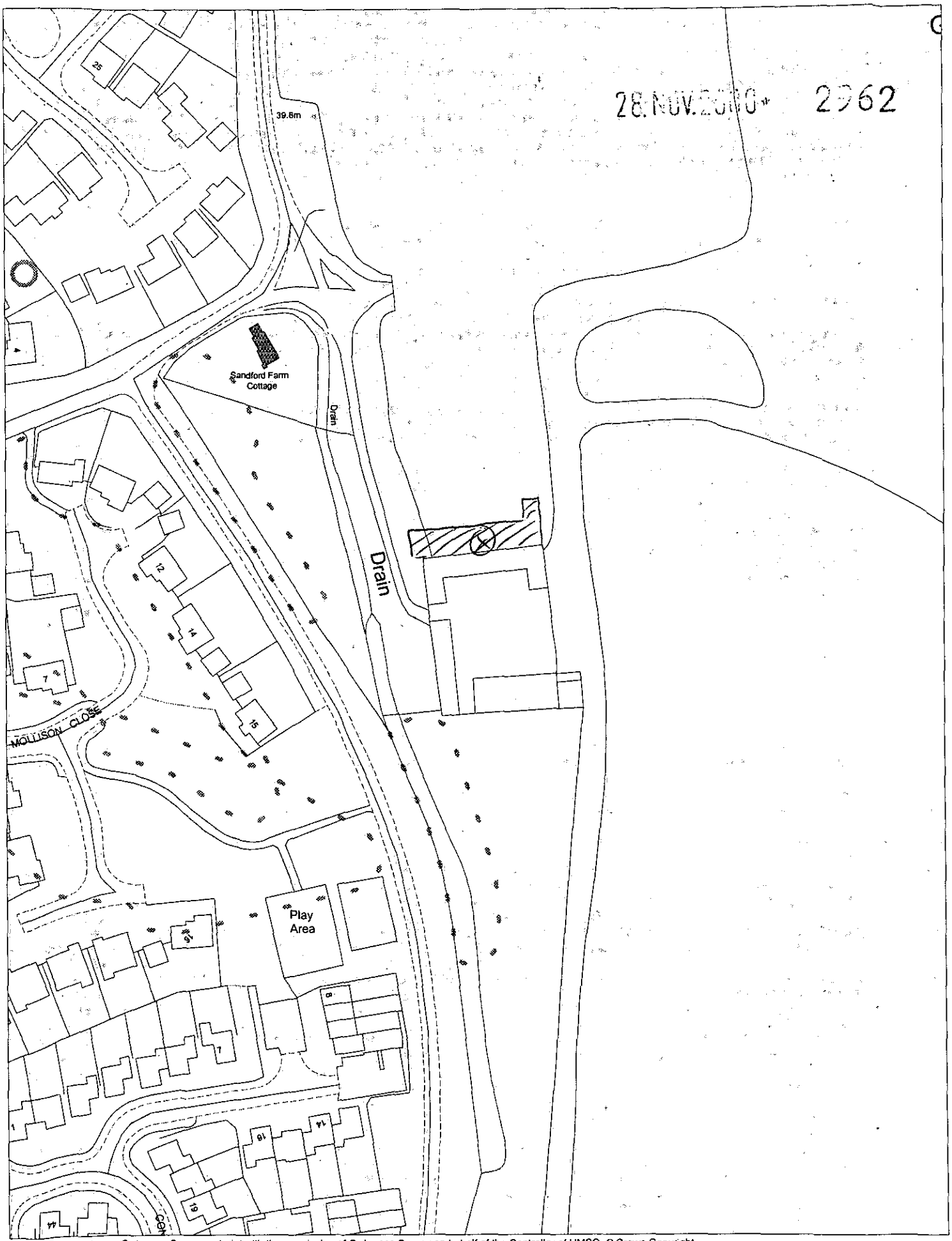

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Development Control Section, Environmental Services, Wokingham District Council.
6 December 2000 Scale: 1 : 1250

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