APPLICATION NO:
C/2000/1067

LOCATION:
Rectory Farm The Village, Finchampstead Wokingham.

APPLICANT:
Mr B Bidston

PROPOSAL:
Details to comply with condition 04 of consent 43771 for the approval of detailed plans for dwellings.

EARLIEST DATE FOR DECISION: **29/04/2000**

APPLICATION EXPIRY DATE: **09/05/2000**

CASE OFFICER: **Angela Odell**

BAILEY

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Bidston
Rectory Farm
The Village
Finchampstead
Berkshire
RG40 4JY

Application Number: C/2000/1067

Parish: **FINCHAMPSTEAD**

Location: **Rectory Farm, The Village, Finchampstead, Wokingham.**

Proposal: **Details to comply with condition 04 of consent 43771 for the approval of detailed plans for dwellings.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council.

Informative
Approve in accordance with plan nos;
BID/S/01 Rev H (Part site plan)
BID/S/01 (Plans for house R3)
BID/S/02 (Plans for house R2)

Head of Planning and Transportation
Date: 08 May 2000

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

WORK SHEET FOR : Angela Odell

Application Number : C/2000/1067

Applicant : Mr B Bidston .

Location : Rectory Farm, The Village, Finchampstead, Wokingham.

Proposal : Details to comply with condition 04 of consent 43771 for the approval of detailed plans for dwellings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		25.4.00

Date of Neighbour Notifications : .....

Date of Site Visit : 25.4.00

Date Registered : 14/03/2000

Earliest Date for Decision : 29/04/2000

Latest Consultation Date/Site Notice Expiry Date : 29/04/2000

Application Expiry Date: 09/05/2000

Consultation Responses : Parish Council: No objection.

Planning Issues :

Application Number: C/2000/1067

Appraisal :

Planning History Cond. 1 & of 43771(F) required details of the design & appearance of the proposed dwellings to be submitted and approved. (Permission 43771 (F) included demolition of 3 houses & their replacement + 1 new dwelling) condition No. 3 required floor areas to be in accordance with applicants letter of 1/6/95. The schedule refers to proposed dwellings (replacements) R2 & R3 & shows each proposed dwelling to be 2,000 sq ft. The siting of the dwellings is as per the site plan under 43771(F), except allowance to garage for R3. External floorspace of each dwelling shown to be 200 m². Therefore would broadly comply with this if taste internal dimensions. Style of proposed dwellings considered acceptable and proposed materials in keeping. Siting also as previously shown except for garage on plot 3. Consider this would not be significantly more obtrusively sited.

Therefore consider details acceptable.

(cond. 14 of 43771 requires demolition of existing dwellings)

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

Application Number C/2000/1067
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Approve in accordance with plan Nos:
			B1D/S/01 Rev H (part site plan)
			B1D/S/01 (plans for house R3)
			B1D/S/02 (plans for house R2)

John Mitchell
2/5/02

RECORD OF SITE VISIT

SITE ADDRESS: Rectory Farm The Village Finchampstead Wokingham.

APPLICATION NUMBER: C/2000/1067

OFFICER: Angela Odell

DATE OF SITE VISIT: 25.4.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 25.4.00

2. DESCRIPTION OF SURROUNDINGS Rural area. Reconditioned/ rebuilt buildings, including stables

3. DESCRIPTION OF SITE/BUILDING Existing 2 dwellings.

4. RELATIONSHIP TO ADJOINING PROPERTIES ~~[illegible]~~
Nearest dwelling is the Large Finch. House on the hill to the west which can see down to site.

5. SITE CONSTRAINTS

TREES ~~on site~~ parkland trees on whole site.

ACCESS/PARKING

LEVELS land rises to west & slightly to N.

BOUNDARY TREATMENT Laurel hedge to S side.

OTHERS

FROM: Angela Odell

DATE: 05 April 2000

PLANNING SERVICES	RPT
POL	CS
DC	
APP	
CS	
25 APR 2000	
COPIES TO:	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: C/2000/1067

Proposal: Details to comply with condition 04 of consent 43771 for the approval of detailed plans for dwellings..

Site Address: Rectory Farm, The Village, Finchampstead, Wokingham.

Applicant: Mr B Bidston .

Your observations are required in respect of this application **by 29/04/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Coly DATE: 20-4-00

Clerk To Finchampstead Parish/Town Council.

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 9/2000/1067. relates.

Address of site RECTORY FARM

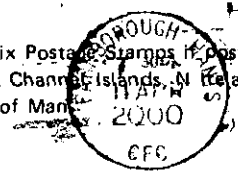
FINCHAMPSTEAD

Signed BB Budd

Date 6/4/2000

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man



Be properly
addressed
POSTCODE IT

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14/3/00	
Officer: AO	Application No. 0/2000/1067

Map No. ..... Site .....

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(P.) Details to comply with condition 4 of consent 43771 for the approval of detailed plans for dwellings.

Location: Rectory Farm The Village

Parish: Finchampstead Ward: .....

Applicant: Mr Bidston

Fee Received ✓ Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓ 5/4
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS: Finchampstead House & The Rectory

Fleet Hill / 514

New site notice + members

Rectory Farm
Finchampstead
Berkshire
RG40 4JY

27120

PLANNING SERVICES	HPT
POL	TLS
DC AO	GNF
PP	
CS	
14 MAR 2000	
COPIES TO:	ACK:
	FILE:

Mrs Angela Odell
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WL

10th March 2000

Dear Mrs Odell

Planning Application 43771

Further to our recent meeting and subsequent telephone conversations: relating to the above application

Condition 4, I enclose the site plan and the plans and elevations for the two dwellings referred to as R2 and R3. (4 copies)

The positions are close to those originally envisaged but the Garage for R3 is now to the left of the dwelling (looking from the drive).

Condition 21 (original letter enclosed) – Due partly to funding and partly to development fatigue the demolition of the calving sheds (F8) and the building of The Training Centre and Groom Accommodation will now be part of phase 2.

Although I have started to plan phase 2 in more detail I have no specific date in mind for commencing construction. I can confirm, however, that demolition of each building F8, R2 and R3 will take place before the replacement buildings are constructed.

I also confirm that phase 1 (other than F8/ Training and Groom Accommodation) is fully complete and that the new service infrastructure (water, gas, electricity, sewage etc.) is in place for all the phase 2 buildings.

As I mentioned during my visit you are most welcome to visit the farm should you wish to do so.

Yours sincerely

Brian Bidston

(2)

ORIGINAL LETTER DETAILING PHASING

Oakdale
Lower Wokingham Road
Crowthorne
Berkshire
RG11 6BX

Mr F Wright
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WL

10 July 1996

Dear Feargus

Rectory Farm, Finchampstead

In accordance with the consent conditions for application 43771 I attach:

- for condition 21, details of phasing
- survey map showing FFL for R1 as 68.58, together with landscaping details for main site and for R1
- survey map showing FFL for R4 as 59.5, together with landscaping details for R4

Please could you confirm above are acceptable and that the brick samples left with you by David Evans are also acceptable.

Kind regards

BRIAN BIDSTON

PHASING

APPLICATION 43771

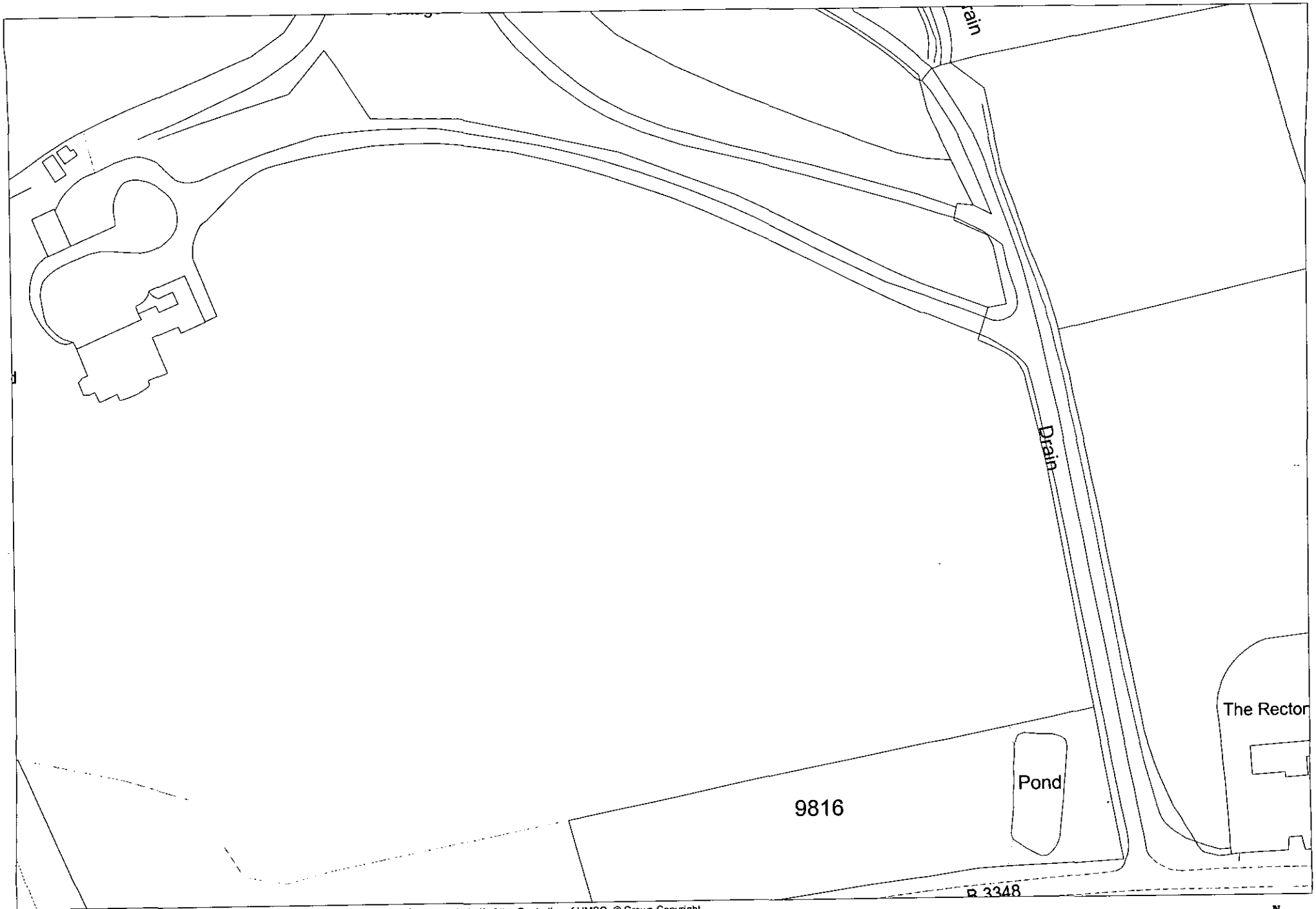
PHASE 1 to be carried out from July 1996 to July 1997:

- demolition of Oaktree Cottage (R3) and all redundant farm buildings
- construction of:
  - New Farm House (R1) which replaces old R3 (Oaktree Cottage)
  - Windy Brae (R4)
  - New farm buildings (F10)
  - Training Centre and attached accommodation (F7/F8)

PHASE 2 yet to be scheduled but will not be completed before PHASE 1 is completed:

- demolition of old farm house (R1) and Gardeners Cottage (R2)
- construction of replacement dwellings





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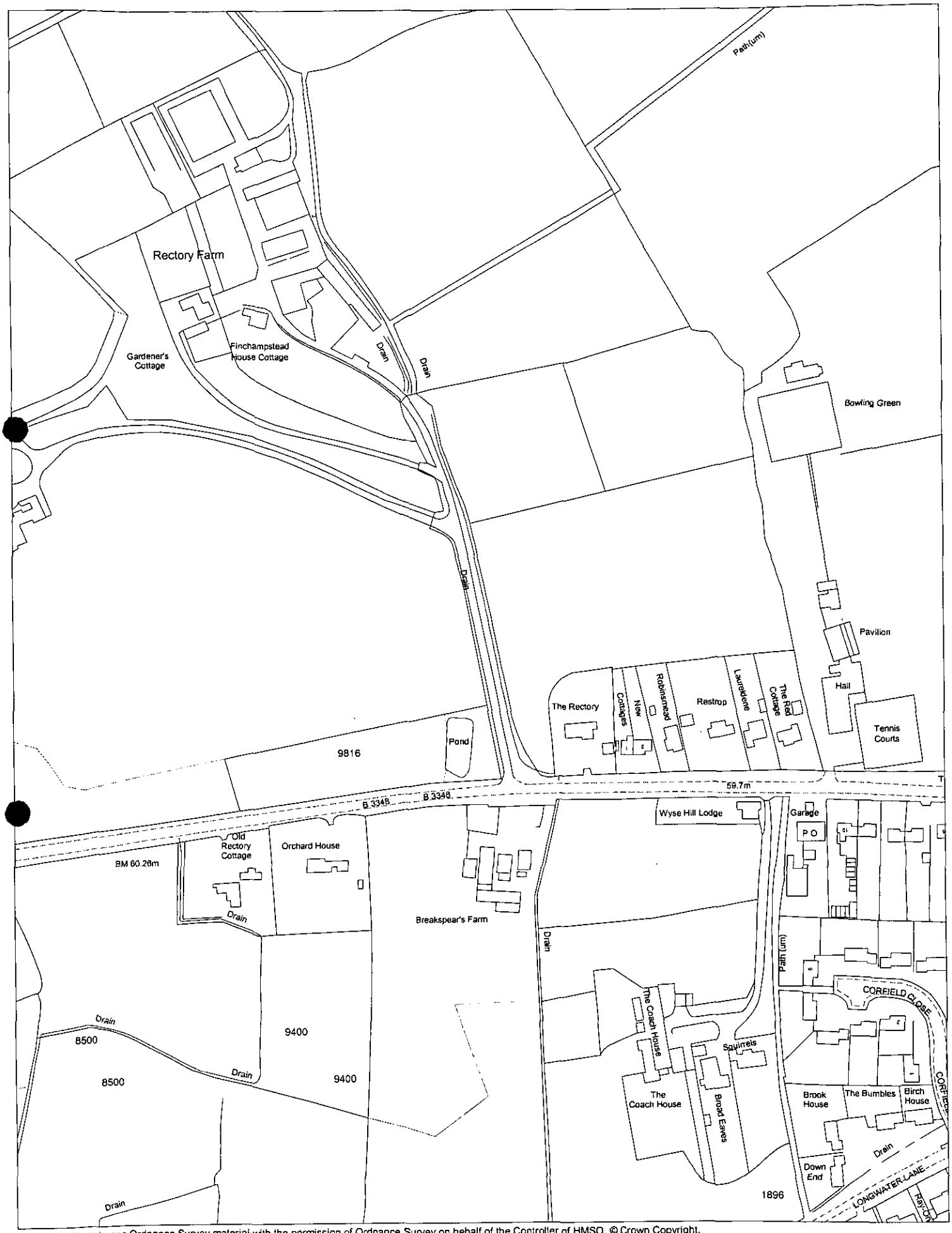
Development Control Section, Environmental Services, Wokingham District Council.

14 March 2000

Scale: 1 : 1250

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.
14 March 2000

Scale: 1 : 2500

N
W E
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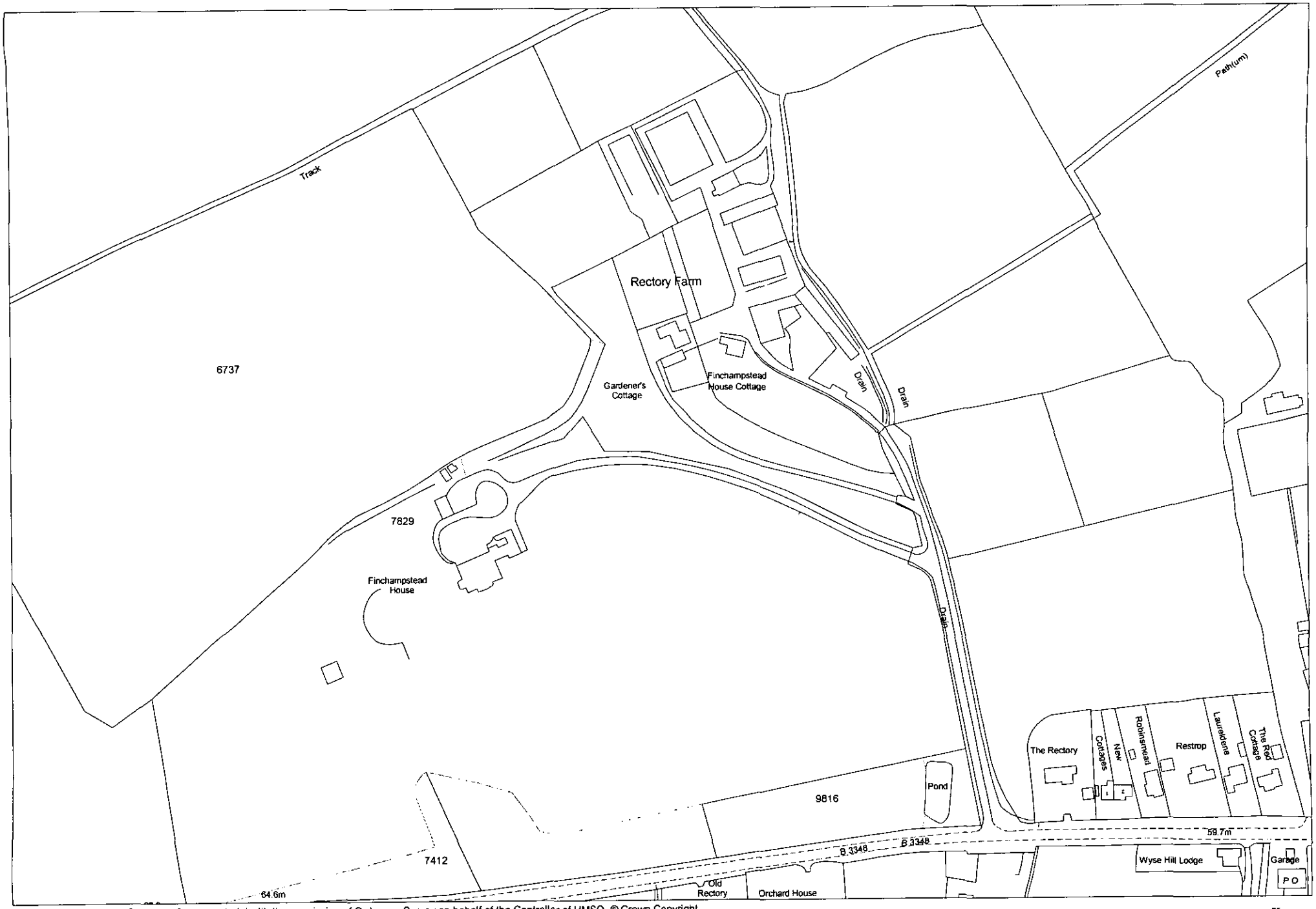

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Development Control Section, Environmental Services, Wokingham District Council.

14 March 2000

Scale: 1 : 2500

Received by Wokingham District Council

Application No: C/2000/1067

Proposal:
Details to comply with condition 04 of consent 43771 for the approval of detailed plans for dwellings.

Location:
Rectory Farm, The Village, Finchampstead, Wokingham.

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation