APPLICATION NO:
F/2000/1229

LOCATION:
Sandford Farm Mohawk Way, Woodley Reading.

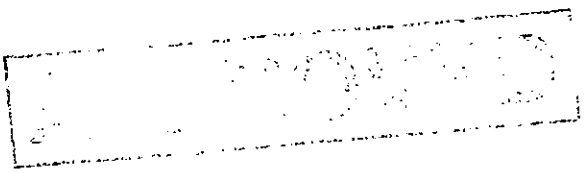
APPLICANT:
H.A. Coff Ltd C/O

PROPOSAL:
Proposed conversion of B8 (Storage) building to B1 use (Office) (Amendment to consent 99/70477/F)

EARLIEST DATE FOR DECISION: **22/05/2000**

APPLICATION EXPIRY DATE: **07/06/2000**

CASE OFFICER: **Simon Lewis**



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

H.A. Coff Ltd
C/O S.J. Atkinson
44 Basingstoke Road
Reading
Berkshire
RG2 0EL

Application Number: F/2000/1229

Parish: **WOODLEY**

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

Proposal: **Proposed conversion of B8 (Storage) building to B1 use (Office) (Amendment to consent 99/70477/F)**

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

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

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

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

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

Condition
5. 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 and 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 development shall then proceed in strict accordance with the measures approved.

Condition
6. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality when measured according to British Standard BS4142 1997, at a point 1 metre external to the nearest noise sensitive property, at any time.

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

Reason
2. In the interests of visual amenity.

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

Reason
4. In the interests of visual amenity.

Reason
5. To safeguard the future occupants of the building.

Reason

6. In the interests of the character and amenities of the locality.

John Mitchell
Development Control Manager
Date: 21/06/2000

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

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 24 April 2001
My ref: EXC/F/2000/1229
Your ref:

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

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

Dear Mr Coff

SANDFORD FARM, MOWHAWK WAY, WOODLEY - DETAILS OF LANDSCAPING TO COMPLY WITH CONDITION 2 OF PLANING PERMISSION F/200/1229

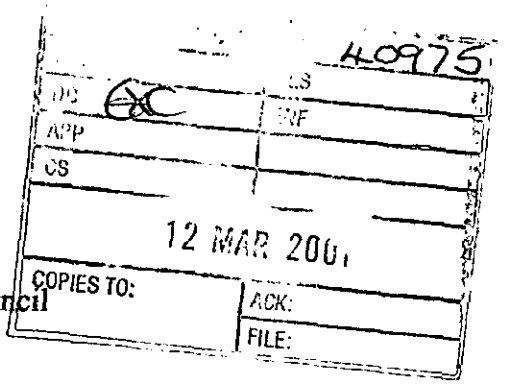
Thank you for your letter of 7 March 2001, informing us than the landscaping of the above site has already been carried out. The Council's Landscape officer has now visited the site and informs me that planting has been carried out in accordance with Drawing No 10310-01, received on 6 December 2000, and that this layout, the mix of species, plant sizes and planting densities are acceptable. Hence, condition 2 of the above consent has now been discharged.

Yours sincerely

Anna Cronin
Head of Planning and Transportation Services

Coff Holdings Ltd

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



Ms Emy Circuit
Planning Assistant
Development Control
Wokingham District Council
Shute End
Wokingham, Berkshire.
RG11 1WL

7 March 2001

Landscaping Re: Sandford Farm, Woodley

Dear Ms Circuit

Our architect has copied me your letter dated 26 February 2001 in reply to his dated 6 December 2000 (12 weeks ago) regarding the above.

I do not accept your apologies as regards the ridiculous time it has taken you to answer his letter (just one more example of the Wokingham District Council's inefficiency).

Now you should know we completed the landscaping of the site a long time ago and regardless of what you think you know about landscaping, there is no way you or yet your inefficient Authority are going to make me alter what we have done at a considerable cost to our Company, and I challenge you to try.

Yours sincerely

S. Gavin

M D Coff
Managing Director
COFF HOLDINGS LIMITED

Coff Holdings Ltd

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

Note: (1) It might interest you to know our Group ran a Landscape Company and a Nursery Company for many years, so we have within the Group what is known at 'know-how' and experience, and that is somewhat different from a piece of paper from some college.

(2) If you wish to debate this subject matter further, address your correspondence to me at 'C' House.

CFI: Ms Jane Earl, Councillor A Spratling, Legal Department, Chief Planning Officer, Mr S Atkinson

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 26 February 2001
My ref: EXC/F/2000/1229
Your ref: 10310-01

Steve Atkinson
44 Basingstoke Road
Reading
Berkshire
RG2 0EL

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

Dear Mr Atkinson

SANDFORD FARM, MOHAWK WAY, WOODLEY – SUBMISSION OF LANDSCAPE PLAN TO COMPLY WITH CONDITION 2 OF PLANNING PERMISSION F/2000/1229

I write with regard to the landscape plan, which was received on 6 December, and apologise for the delay in doing so.

Drawing 10310-01 does not show the proposed planting in sufficient detail and further information is required before the condition can be discharged. The landscape plan should include details of all new planting, including full species name, size of plant at time of planting and planting densities.

If you would like to discuss this matter, please contact me on the number above.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 21 February 2001

Location:	Sandford Farm, Mohawk Way, Woodley, Reading
Proposal:	Proposed conversion of B8 (Storage) building to B1 use (Office) (Amendment to consent 99/70477)
Application Number:	F/2000/1229

In response to your consultation dated 19 February 2001 for the above application, the landscape comments are as follows:

The site plan, drawing no. 10310-01 does not show any of the proposed planting in detail. The applicant will need to submit a landscape plan showing details of all new planting, including full species name, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

1229 or 70477

1229

REPLY REQUIRED 9/8

Coff Holdings Ltd

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

PLANNING SERVICES

PO:	TLS
DC JRM	CNF
APP:	
CS fw	32310
26 JUL 2000	
COPIES TO:	ACK:
	FILE:

The Chief Planning Officer
Wokingham District Council
Shute End, Wokingham, Berkshire.
RG11 1WL

25 July 2000

Re: Importation of Materials by Summerleaze/Sandford Farm

Dear Sir

I would refer you to my letters dated 19 August 1999, 31 March 2000 and 2 June 2000 regarding the above, none of which you have replied to or indeed had the courtesy to acknowledge.

Now, unless I receive a reply within the next seven days I will instruct my lawyers to obtain the information I have requested.

In addition to the question of Summerleaze importing materials, I would ask you the same question as regards Ready Mixed Concrete Co., Ltd., i.e. the planning consent number and date granted, that enables them to import limestone and lightweight aggregate into Sandford Farm.

Yours faithfully

M D Coff
Managing Director
COFF HOLDINGS LIMITED

1229

70477

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.

Mohawk Way

Rie

WITH COMPLIMENTS

COPY TO THE CHIEF PLANNING OFFICER, W.D.C.

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.

COPY

Ms J Ellis 3 October 2000

Public Protection Division **By Fax: 0118 974 6401 and Post**

Wokingham District Council Shute End

Wokingham

Berks RG11 1WL

PLANNING SERVICES	RPT
POL	LS
DC JRM	ENF
APP	
CS	38159
10 OCT 2000	
COPIES TO:	ACK:
	FILE:

Re: Properties Sandford Farm, Woodley

Dear Ms Ellis

I would refer you to my letter dated 4 September 2000 (i.e. 4 weeks ago) regarding the above. Now whilst you acknowledge receipt of same, you have not replied to it.

I therefore conclude that as you have not taken any action since my letter (or indeed during the last 3 years) to protect our properties from Methane Gas migration, your Authority is satisfied no such danger exists, in which case I am satisfied that my properties and future occupants, are not at risk.

It is a fact that your Mr Badley of the Planning Control Department is still of the opinion there is a danger, in that he is asking us to provide information as to what we intend to do to protect our properties. In a letter to him dated 22 September 2000 I made my position very clear. In view of the above, I would ask you to inform Mr Badley that no danger of Methane Gas migration exists to enable planning matters to be finalised.

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

COPY

Your Ref.

Our Ref.

I would put you on notice that the completion of the re-development of Sandford Farmhouse and Barn will be within days of your receipt of this letter, and that our agents are actively seeking tenants. From the interest shown to date, it is very possible tenants will take possession by the end of October 2000, and as the problems of the landfill site are common knowledge, they for sure will be making enquiries to your Authority prior to entering into a Lease. If we lose tenants due to your replies to their enquiries, we will hold you responsible for our loss of rent which will be due to your gross negligence in not, during the last three years, carrying out your obligations under the Health and Safety Act.

You should know that we anticipate the annual rent on these two properties will be in excess of £160,000 ((i.e.) £13,333 per month) and that figure will be the basis of our claim.

Yours sincerely

S. Gavi

PP

M D Coff
Managing Director
HARRY A COFF LIMITED

Tel: (0118) 974 6454

Date: 9.6.2000

My ref: F/2000/1229

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
67 Welford Road
Woodley
RG5 4QS

Dear Councillor

Application Number: F/2000/1229
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed conversion of B8 (Storage) building to B1 use (Office)
(Amendment to consent 99/70477/F)

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

If you have any questions please do not hesitate to contact **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 19.6.2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Simon Lewis** Application Number: **F/2000/1229**
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed conversion of B8 (Storage) building to B1 use (Office) (Amendment to consent 99/70477/F)

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 6454

Date: 9.6.2000

My ref: F/2000/1229

CONFIDENTIAL

Councillor Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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

Dear Councillor

Application Number: F/2000/1229
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed conversion of B8 (Storage) building to B1 use (Office)
(Amendment to consent 99/70477/F)

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Yours faithfully

John Mitchell p/p

Head of Planning and Transportation

LISTING FORM

Case officer: **Simon Lewis** Application Number: **F/2000/1229**
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed conversion of B8 (Storage) building to B1 use (Office) (Amendment to consent 99/70477/F)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

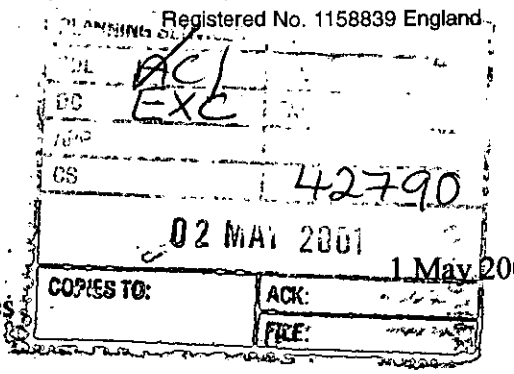
Councillor Ferris

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

Coff Holdings Ltd

1229

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



Mr Cronin
Head of Planning and Transportation Services
Wokingham District Council
Shute End
Wokingham, Berkshire.
RG11 1WL

1 May 2001

Re: Sandford Farm, Woodley

Dear Sir

With reference to your letter dated 24 April 2001, regarding the above in reply to mine dated 7 March 2001. I note it's contents and I also note and put on record it has taken your Authority some 37 working days to reply to my letter dated 7 March 2001, despite the Wokingham District Council's "SPIN" that letters would be answered within 10 working days.

I would put on record that our Drawing Number 10310-01 was as you state received by you on the 6 December 2000. That means it has taken your Authority TWENTY ONE WEEKS to make a decision on what is no more than a "B" garden layout.

Yours sincerely

pp S. Gavin

M D COFF
Managing Director
COFF HOLDINGS LIMITED

CFI: Jane Earl
Cllr A Spratling
Legal Department
Chief Planning Officer

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 24 April 2001
My ref: EXC/F/2000/1229
Your ref:

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

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

Dear Mr Coff

SANDFORD FARM, MOWHAWK WAY, WOODLEY - DETAILS OF LANDSCAPING TO COMPLY WITH CONDITION 2 OF PLANING PERMISSION F/200/1229

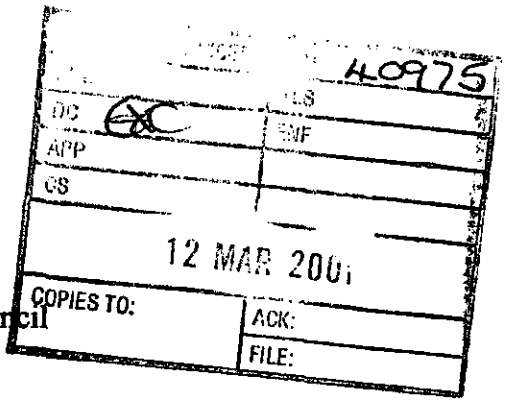
Thank you for your letter of 7 March 2001, informing us than the landscaping of the above site has already been carried out. The Council's Landscape officer has now visited the site and informs me that planting has been carried out in accordance with Drawing No 10310-01, received on 6 December 2000, and that this layout, the mix of species, plant sizes and planting densities are acceptable. Hence, condition 2 of the above consent has now been discharged.

Yours sincerely

Anna Cronin
Head of Planning and Transportation Services

Coff Holdings Ltd

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



Ms Emy Circuit
Planning Assistant
Development Control
Wokingham District Council
Shute End
Wokingham, Berkshire.
RG11 1WL

7 March 2001

Landscaping Re: Sandford Farm, Woodley

Dear Ms Circuit

Our architect has copied me your letter dated 26 February 2001 in reply to his dated 6 December 2000 (12 weeks ago) regarding the above.

I do not accept your apologies as regards the ridiculous time it has taken you to answer his letter (just one more example of the Wokingham District Council's inefficiency).

Now you should know we completed the landscaping of the site a long time ago and regardless of what you think you know about landscaping, there is no way you or yet your inefficient Authority are going to make me alter what we have done at a considerable cost to our Company, and I challenge you to try.

Yours sincerely

S. Coff

M D Coff
Managing Director
COFF HOLDINGS LIMITED

Coff Holdings Ltd

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

Note: (1) It might interest you to know our Group ran a Landscape Company and a Nursery Company for many years, so we have within the Group what is known at 'know-how' and experience, and that is somewhat different from a piece of paper from some college.

(2) If you wish to debate this subject matter further, address your correspondence to me at 'C' House.

CFI: Ms Jane Earl, Councillor A Spratling, Legal Department, Chief Planning Officer, Mr S Atkinson

Date: 19 February 2001

To: Case Officer

We have received Plans to Comply with Conditions for the following planning application:

Application Number: F/2000/1229

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

Proposal: Proposed conversion of B8 (Storage) building to B1 use (Office) (Amendment to consent 99/70477/F)

Applicant: H.A. Coff Ltd C/O.

Case Officer: Emy Circuit

The new plans show the following: Landscape plan to comply with condition 02 of planning permission F/2000/1229. Drawing no 10310-01.

Comments are required by 01/03/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2000/~~1229~~ 1229 (Planaps) / (Ludhouse) Date Rec. 6/12/00

~~F/2000/1229~~

Location: Sandford Farm, Mohawk Way

Parish Woodley

Applicant: Coft Holdings

Description of attached plans Landscape plan to comply with condition 2 of planning permission F/2000/1229

Drawing No's: 10310-01

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

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

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

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER Exc.

Consultations Sent by Admin. on 19.02.05

Yellow - Part One Copy
Green - Officer's Copy

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

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

Reply Req

PLANNING SERVICES	RPT 37417
POL	TLS
DC GTC	ENF
APP	
CS	
06 DEC 2000	
COPIES TO:	ACK:
	FILE:

5th December 2000

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks

F/2000/2045
F/2000/1229

Re: The barn and farmhouse at Sandford Farm, Woodley. ? Application No(s) >

Further to recent planning applications for conversion work to the barn and an extension to the farmhouse, please find enclosed a plan showing the external works and planting for your information. I would be grateful if you would view the drawing with regard to the outstanding conditions of the above consents and inform me of any additional information you may require.

Yours faithfully,

Steve Atkinson.

1229

PLANS TO COMPLY WITH CONDITIONS

House plans
House extensions
Alterations & repairs
Conservatories

Energy surveys
Energy conservation
Acoustic advice
Garden designs

Listed Buildings
Building Regulation Application
Planning Applications
Local Authority Grants

Building Defects
Offices & Shops
Industrial Buildings
Change of Use

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

previous 70477

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1229	SL
BUILDING CONTROL NUMBER.	FP 2000/0305	Nick
APPLICANT/AGENT	S J Atkinson	
ADDRESS OF SITE	Barn, Sandford Farm Mohawk Way WOODLEY	
DESCRIPTION OF PROPOSED WORK	Convert storage building to B1 (office) (Amendment to 99/70477/A)	consent

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	9268-02D 9268-01D	9268-02C 9268-01B
FLOOR PLANS	- ✓	- ✓

DC + BC 2nd check 02D + 01D CD 6/7/00

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	21/6/00.	
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	None
IF YES, WHAT ARE THE DIFFERENCES?	BC - fire doors & escape stair added.	
DATE	26/6/00.	6/7/00

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

11 May, 2000

PLANNING SERVICES | HPT 29289
POL | TLS
DC | ENF
ADP | CS
12 MAY 2000
COPIES TO: | ACL

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Simon Lewis

Dear Mr. Lewis,

Application F/2000/1229

I refer to the above-mentioned Application by Harry A Coff Limited of Sandford Farm, Mohawk Way, Woodley, for proposed conversion of B8 (Storage) building to B1 use (Office). Amendment to Consent 99/70477/F

My Council have no adverse comments to make on the Application.

Yours sincerely,

Clerk

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 27 April 2000

Application Number: F/2000/1229

Proposal: Proposed conversion of B8 (Storage) building to B1 use (Office) (Amendment to consent 99/70477/F)

Parish: WOODLEY TOWN

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

Applicant:
H.A. Coff Ltd C/O.

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).

NO OBJECTION SUBJECT TO ADEQUATE CAR PARKING PROVISION IN ACCORDANCE WITH THE LOCAL PLAN STANDARDS AND CONDITION SC 23 (INSERT PARKING/TURNING) IT WOULD ALSO BE BENEFICIAL FOR THE SITE TO PROVIDE SOME SECURE CYCLE PARKING.

TR 3/5/00

Signed: _____ **Print name:** _____

Received by Wokingham District Council

Application No: F/2000/1229

Proposal:
Proposed conversion of B8 (Storage) building to B1 use (Office) (Amendment to consent 99/70477/F)

Location:
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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/05/2000. 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

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1229

Applicant : H.A. Coff Ltd C/O.

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

Proposal : Proposed conversion of B8 (Storage) building to B1 use (Office) (Amendment to consent 99/70477/F)

Site Notice Displayed ? : YES ✓ NO ☐ DATE · 2/5/2000

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 18/5 .....

Date Registered : 12/04/2000

Earliest Date for Decision : 22/05/2000

Latest Consultation Date/Site Notice Expiry Date : 22/05/2000

Application Expiry Date: 07/06/2000

Consultation Responses : Landscape consultant – no objection subject to condition.

Environmental Health – no objection subject to condition.

Woodley T.C – concerns regarding traffic generation.

Planning Issues :

Impact upon rural character.

Increase in traffic.

Relevant policies – WLC1, WRE2, W74 (WDLPSD.)

– LTV2, LC21 – Loddon Area L.P.

Application Number: F/2000/1229

Appraisal :

This application is the result of various unauthorised changes the applicant has made to the Barn which was granted planning permission for its change of use to offices late last year (ref:99/70477/F). The applicant wished the changes to be treated as minor amendments to this previous permission however the involved material changes in the external appearance of the building and for this reason it was necessary for the Council to seek a new application.

The changes involve moving the position of several windows and also the removal of glazed entrance. It is considered that the changes are acceptable and still maintains the character of the existing building.

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

Application Number F/2000/1229
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC40	SR09	
3.	SC23	SR66	Parking + turning
4.	SCS2	SR09	

5. 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 development shall then proceed in strict accordance with the measures approved. Reason. To safeguard the future occupants of the building

6. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142 1997, at a point 1 metre external to the nearest noise sensitive property, at any time.

Reason SR17

RECORD OF SITE VISIT

SITE ADDRESS: Sandford Farm
Mohawk Way Woodley Reading.

APPLICATION NUMBER: F/2000/1229

OFFICER: Simon Lewis

DATE OF SITE VISIT: 16/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Landfill Site.
Rural area

3. DESCRIPTION OF SITE/BUILDING Existing Barn.

4. RELATIONSHIP TO ADJOINING PROPERTIES Set away from
nearest residential

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 15th May 2000

Location: Sandford Farm Mohawk Way Woodley

Proposal: Proposed conversion of B8 (Storage) building to B1 use (Office) (Amendment to consent 99/70477/F).

Application Number: F/2000/1229

In response to your consultation dated 27th April 2000 for the above application, the landscape comment is as follows:

A considered landscape setting for the building, car parking and approach road proposals is important at this rural site. Local native species of plants should be used in the scheme.

A drawing should be submitted to show the landscape proposals for the projected development, with full details of species and sizes of trees and shrubs and information on the proposed hard landscape (surfaces, fences etc).

Patricia Green.

Patricia Green
Landscape Consultant

PLANNING SERVICES
29410
POL
DC
APP
CS
COPIES TO:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health — My Ref: JPE/sandford

To: Simon Lewis, Development Control — Your Ref: F/2000/1229

Date: 12 May 2000

PROPOSAL:- PROPOSED CONVERSION OF B8 (STORAGE) BUILDING TO B1 USE (OFFICE) (AMENDMENT TO CONSENT 99/70477/F)
ADDRESS:- BARN, SANDFORD FARM, MOHAWK WAY, WOODLEY

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

Landfill gas
The site is in the middle of a gassing landfill site and hence it is essential that a detailed risk assessment is 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 development shall then proceed in strict accordance with the measures approved.

2. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there

is a particular tonal quality) when measured according to British Standard BS4142 1997, at a point 1 metre external to the nearest noise sensitive property, at any time.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6361.



Joanne Ellis

FROM: Simon Lewis

DATE: 27 April 2000

REF 29907
26 MAY 2000
ACK:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1229

Proposal: Proposed conversion of B8 (Storage) building to B1 use (Office) (Amendment to consent 99/70477/F).

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

Applicant: H.A. Coff Ltd C/O.

Your observations are required in respect of this application **by 22/05/2000** .

The committee was concerned that a change of use to B1 could open up the possibility of extensive office use on the site and could encourage more cars.

It was suggested that any decision on this plan should be deferred until agreement had been reached on the future use of the rest of the site.

It was agreed that the Town Council would welcome information from the District Council on whether there was a 'forward' plan for this area and a response on this would be appreciated.

SIGNED: _____ DATE: 24.5.00.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 2 APR 2000	Map No. 42 Site 0.10
Officer: SL	Application No. F/2000/1229

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CONVERSION OF B8 (STORAGE) BUILDING TO B1 USE (OFFICE) (AMENDMENT TO CONSENT 99/70477/F)

Location: SANDFORD FARM MOHAWK WAY

Parish: WOODLEY Ward: Coronation 2714

Applicant: H. A. COFF LTD
re-submission 99/70477/F

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	New windows shown on E & W elevations are not shown in floor plans	2714	
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 : 27/4 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
~~Trees~~	~~NK:~~ .....
Conservation Officer	NK: ..... news re septic tank
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	: Hurst
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

(Rural Area)

No pre-apps

NEIGHBOURS:

DN+ Barn, Sandford Farm, Mohawk Way
Sandford Farm, Mohawk Way
~~2 buildings marked (*) on map (coordinates on OS)~~
Sandford Farm Cottage, Woodley, RG5 4SU
Drinkwater Hd, Sandford Farm Cottage, Woodley, RG5 4SU
11, 12, 14, 15 Hollison Close, Woodley
22, 23, 24, 25, 26, 27, 8, 9, 10, 11, 12 Constable Close, Woodley
31, 32, 32 Constable Close, Woodley
Pumping Station
Tawnies, Sandford Lane
Power House, Sandford Lane

(1) SANDFORD FARM PC 23 094 001

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 indust. use of land etc.	22.4.66	N/A - Refu
M/1/66	" "	Excavation of Sand & Gravel & preparation for redevelopment	22.4.66	N/A - Refu
04134	Harry A Coff Ltd	Winning & working of Sand & gravel		
04143	" "	" " " "	21.6.77	N/A C/A
07809	Summerleaze Gravel Co Ltd	Winning Erection of sand & gravel		C/A
BR 10180	"	OFFICE & STAFF ROOMS	26.2.79	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.	EXT. TO EX. GRAVEL PROCESSING PLANT TO PROVIDE ADD SCREEN CRUSHER & CONVEYORS	4.11.81	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

12.APR.2000 1229

(2) E

ADDRESS SANDFORD FARM. PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7873 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15761	Summerleaze Gravel Co Ltd	Temp offices & canteen facilities, also care-takers caravan	25.9.81	N/A C
15762	" "	Conv of ground floor to caretaker's flat.	25.9.81	N/A C
15740	" "	Bailey Bridge over river between Whistley Court Farm & Sandford Farm	27.8.81	P.D
16754	"	WEIGHBRIDGE & OFFICE	14.6.82	TP
BR 18165	"	ALTS. & RENOVATIONS FOR USE AS OFFICES & CARETAKERS FLAT	29.3.82	App N/
17345	"	AMEND. OF 04143		Rec C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) SANDFORD FARM MONAVEA WAY

ADDRESS BEGGARS HILL ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 4873 W

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20153	SUMMERLEAZE GRAVEL	TEMP. BRIDGE OVER RIVER TO REMOVE & REBUILD	15.11.83 ~~29.10.83~~	N/A CIA
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	CIA
22442	"	RADIO MAST	19.12.84	N/A CIA
22756	"	AMEND. TO APP. SCHEMES RE WORKING & INFILLING INCL. IMPORT OF PAPER ETC.	~~26.6.85~~	N/A CIA
24314	"	AMEND APPR. SCHEME OF INFILLING	3.12.85	CIA
~~29519~~ 29519	"	CONVEYOR FROM LEA FARM & WHISTLEY COURT FARM	29.2.88	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 22442 - VARIATION OF COND. 2 - 9.4.87

DRAINAGE

091074 ~~35017~~ 35017 " SILT & SETTLING LAGOONS / WEIGHBRIDGE ~~9.5.90~~

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

PLOT No. ORD. SHEET No. SU. 7873 W

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 EX. PLANT & BD.	17.8.90	CIA
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	CIA
34888	"	VAR. COND 2 ON 20153 - RETENTION OF BRIDGE	18.7.91	31.12.2

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 ~~35017~~ 35017 " SILT & LAGOONS / PUMPING WEIGHBRIDGE 9.5.90 CIA

12.ARR.2000 1229

(5) ADDRESS SANDFORD FARM MOHAWK WAY PARISH WOODLEY

PLOT No. ~~OFF BEGGARS HILL ROAD~~ ORD. SHEET No. SU. 7873 43

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
*38464	• ~~[illegible]~~ SUMMERLEAZE	C/O/USE TO FORESTRY & NATURE CONS. LAKE/RETENTION OF HAUL ROAD	26.3.93	C/ 11.4.
*38475	• SUMMERLEAZE LTD.	VAR. COND. 29 of 04143	24.1.92	11.4.
		TO EXT. PERIOD OF MINERAL EXTRACTION	12.2.92	C/
*40390	• "	CANTEEN & TOILET FACILITIES (APP UNDER 40390)	11.2.93	31.12.2
*41530	• SUMMERLEAZE	RELOC. TOILET/CANTEEN	6.10.93	31.12.2
**41576	• HARRY COFF FARMHOUSE	TO OFFICE/BARN TO STORAGE	26.11.93	C/
**41577	HARRY COFF STABLES	TO B1 RETURB	17.11.93	C/
*41818	W/DR FARMHOUSE?			
*42184	• SUMMERLEAZE	WEIGHBRIDGE OFFICE/EX. STABLES OFFICE AS MANAGER'S OFFICE/STORE	22.3.94	31.12.
**42283* APPEAL	HARRY COFF	RELAX. COND 1 ON 41577	8.4.94	Ref
EP94/2398	" FARMHOUSE	RETURB. OF FARMHOUSE INTO OFFICES	21.4.94	Ref

DATE OF COMPLETION

MINISTRY DECISION 42283 - * APPEAL ALLOWED - 18.8.94

SPECIAL ORDERS * EXPIRY DATE 31.12.2000 OR WITHIN 1 YEAR OF COMPLETION OPERATI

~~DRAINAGE~~ WHICHEVER IS THE EARLIER.

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

1933 (6) SANDFORD FARM 12.APR.2000 1229

ADDRESS MOHAWK WAY PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 4873 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
42910 APPEAL	• HARRY COFF	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
43926	HARRY COFF	PART C/O/USE & 1ST FLOOR LET TO UNIT 3 - CARETAKERS' BUNGALOW STABLES - RE 41577	6.3.95	Re
96/64082/O	APPEAL	O/L. RES. DEV. ETC		
96/64496/F	• SUMMERLEAZE	NEW VEH. ACCESS. RELOC. PROC. PLANT ETC	21.7.97	C
96/64520/O	MICKS PERSIMMON LTD	O/L. RES. DEV./REMOVAL OF INFILL/REPLACE WITH INERT MATERIAL	22.1.98	Re

MINISTRY DECISION APPEAL 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	Decisi
97/66152/V	• SUMMERLEAZE	RETENTION GROUND CONDITIONS	11.11.97	31.12.20
97/66153/V	• "	" NEIGHBRIDGE OFFICE/LAUNDRY MANAGERS OFFICE	11.11.97	31.12.2
97/66154/V	• "	" CANTEEN/TOILETS	11.11.97	31.12.2
97/66155/V	• "	" BRIDGE OVER OLD RIVER LODDON	11.11.97	31.12.20
97/66156/V	• "	" HAUL ROAD	17.11.97	31.12.2
97/66157/V	* "	VAR. CONDS 2/3 OF 34886	11.11.97	31.12.20
97/66158/V	* "	" " 1/2/3/23	11.11.97	31.12.20
~~97/66159/V~~				
97/66159/V				
99/68971/V				
C/41577/07	Harry A. Coff	Details to comply with cond. 07 of Consent 41577 - App. of Landscaping	26.3.99	
99/69524/0				
FP99/8344	Harry A Coff	Refurb + C. of U. of B1 Units	12.2.99	REF

MINISTRY DECISION ~~66158~~ 66158 - RETENTION SALT LAGOONS & NEIGHBRIDGE UNIT

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

12.APR.2000* 1229

1933

(8) SANDFORD FARM

ADDRESS MOHAWK WAY PARISH WOODLEY

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
FP99/8344/A	Harry A Coff Ltd.	Refurb + C. of U. to B1 Units	20.4.99	C/A
99/70325/F	Coff Holdings	C. of U. to office (annex 41576) 42283	5.10.99	C
99/70477/F	Coff Holdings Ltd	C. of U B8 barn → B1 office + 1st fl. + dormer extension	24.11.99	C
VAR/2000/0415	" " "	Var. cond. 4 (41576) to allow B1 use with associated storage		
VAR/2000/0429	" " " statutes	Var. cond 3 (41577) to allow unrestricted office use		

MINISTRY DECISION

SPECIAL ORDERS

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

CHARTERED
ARCHITECT

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

PLANNING
DC
APP
CS
12 APR 2000
COPIES TO:
ACK:
FILE:

11th April 2000

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks

12 APR 2000 1229

Re: Barn at Sandford Farm, Woodley, Berks.

Dear Sir,

Please find enclosed drawings, forms and certificates for an application for revisions to the above barn, which is a reapplication (previous application no.99/70477/F).

Yours sincerely,

Steve Atkinson.

House plans
House extensions
Alterations & repairs
Conservatories

Energy surveys
Energy conservation
Acoustic advice
Garden designs

Listed Buildings
Building Regulation Application
Planning Applications
Local Authority Grants

Building Defects
Offices & Shops
Industrial Buildings
Change of Use

1789/a

SECTION 66 CERTIFICATE

Application No.

12.APR.2000

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
HICKS PEERSIMMON LTD	HEADLEY ROAD, WOODLEY, BERKS.	11th APRIL 00.

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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 . . & COFF . . LTD . . . . . .

Date . . . . . 11th APRIL 00 . . . . . .

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

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

APPLICATION NO. 1229

1. **APPLICANT'S NAME** HARRY A COFF LTD.
ADDRESS C HOUSE STANHOPE ROAD CAMBERLEY SURREY.
POST CODE **PHONE**

2. **If the applicant has an agent, all correspondence will be sent to the agent**
AGENT'S NAME S. J. ATKINSON.
ADDRESS 44 BASINGSTOKE ROAD, READING BERKS.
POST CODE RG2 0EL. **PHONE** 0118 921 2225

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 BARN. SANDFORD FARM 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.**
CONVERSION OF BUILDING TO B1 USE.

5. **Give the area in hectares or part of a hectare** **AREA OF SITE** 0.11 Ha.

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

7. **List all the plans and drawings submitted with the application** **PLANS/DRAWINGS** 9268-01B, 02C, 05 + LOCATION PLAN.

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?**
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. **WHAT TYPE OF APPLICATION IS THIS ? Tick one box only**

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. **IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?**

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

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

B1 / SIDEKAR

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 (RED).
STAINED BOARDING
TIMBER WINDOWS & DOORS
VELUX WINDOWS.
PVC GUTTERING + RW GOODS. (BLACK)

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.

BRICK WALL + EARTH BANK (PLANTED).
1.8M CLOSE BOARDED FENCE.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO SOAKAWAYS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~/NO

If no, please give details: TO SEPTIC TANK.

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

VIA TIP ROAD TO MOHAWK WAY (UNCHANGED)
PARKING + LAYOUT (AS DRWG)

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	N/A	*	/	*	/	
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

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

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

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

NIL.
RE APPLICATION

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

SIGNED J Henderson ON BEHALF OF HARRY A COFF LTD DATE 11th APRIL 00

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

1769c

PLANNING APPLICATION

PART 2

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

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

		Existing floor space		Proposed additional floorspace created by	
	USE CLASS	Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				292
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION		184		
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		184m².		292m².

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	0	—
Proposed	12	—

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.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
— NOT KNOWN.

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".

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.

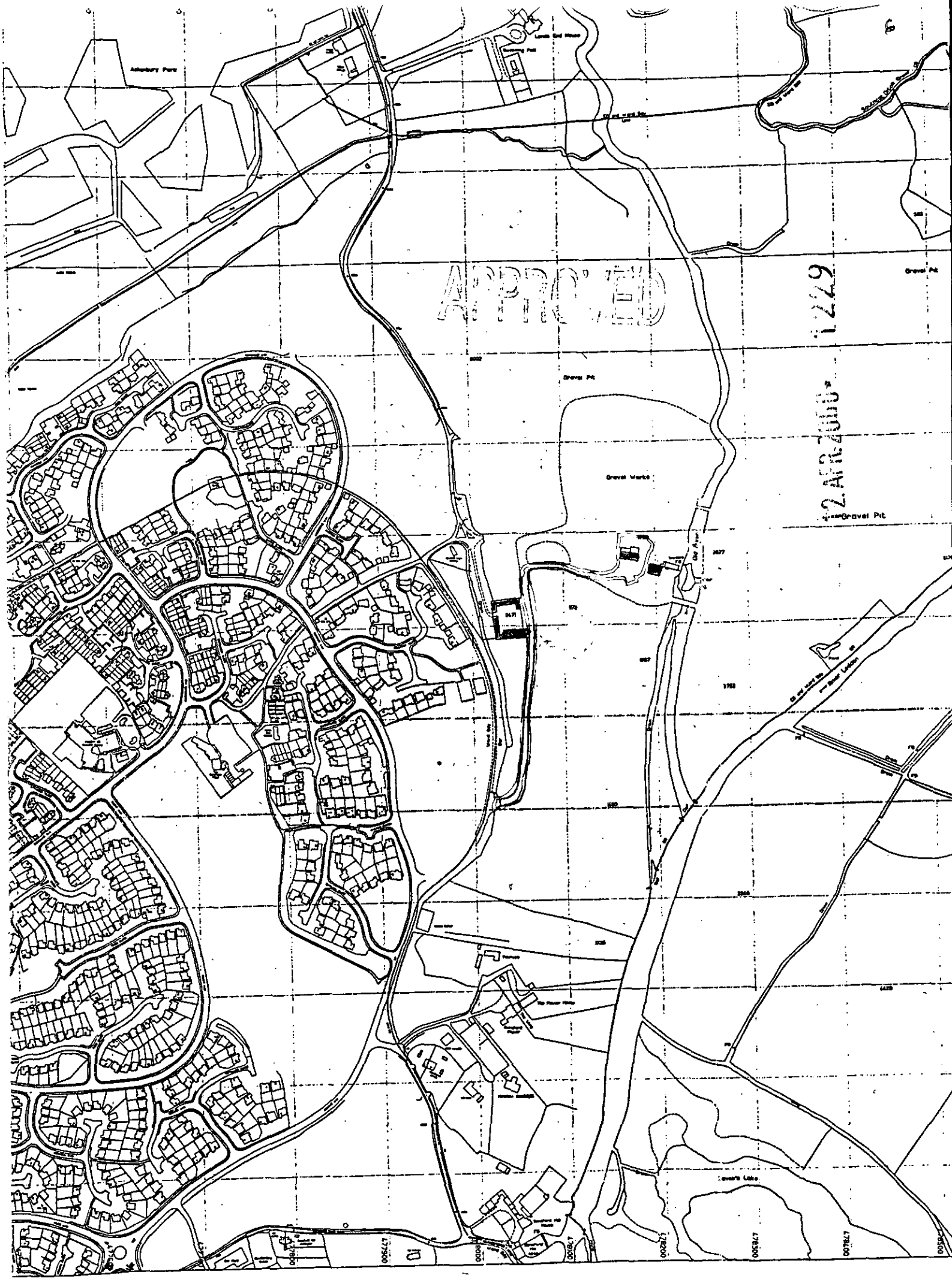
Your application may be refused. The reason will be listed on the Decision Notice.

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.'


APPROVED
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Gravel Works
Gravel Pit
Lover's Lake
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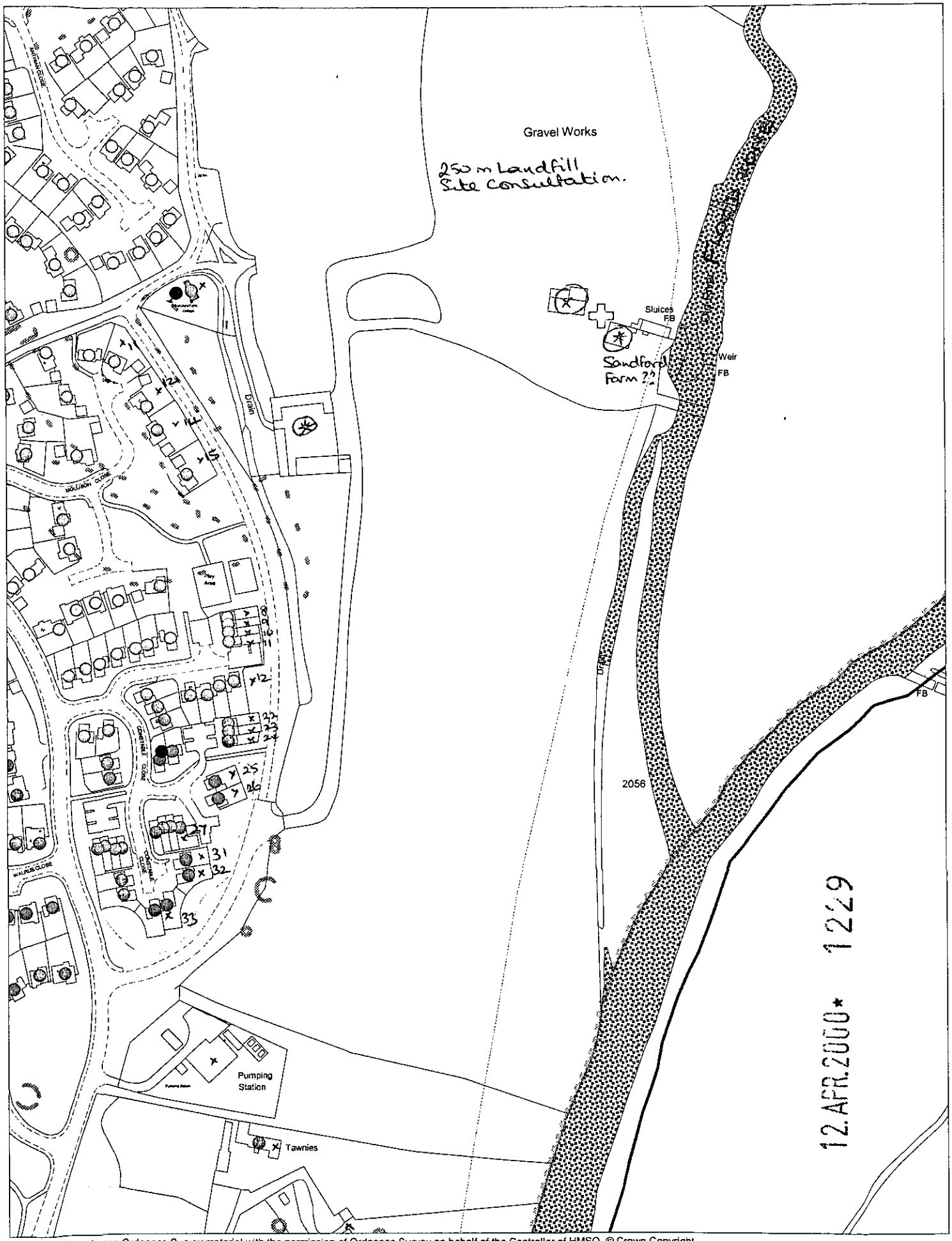

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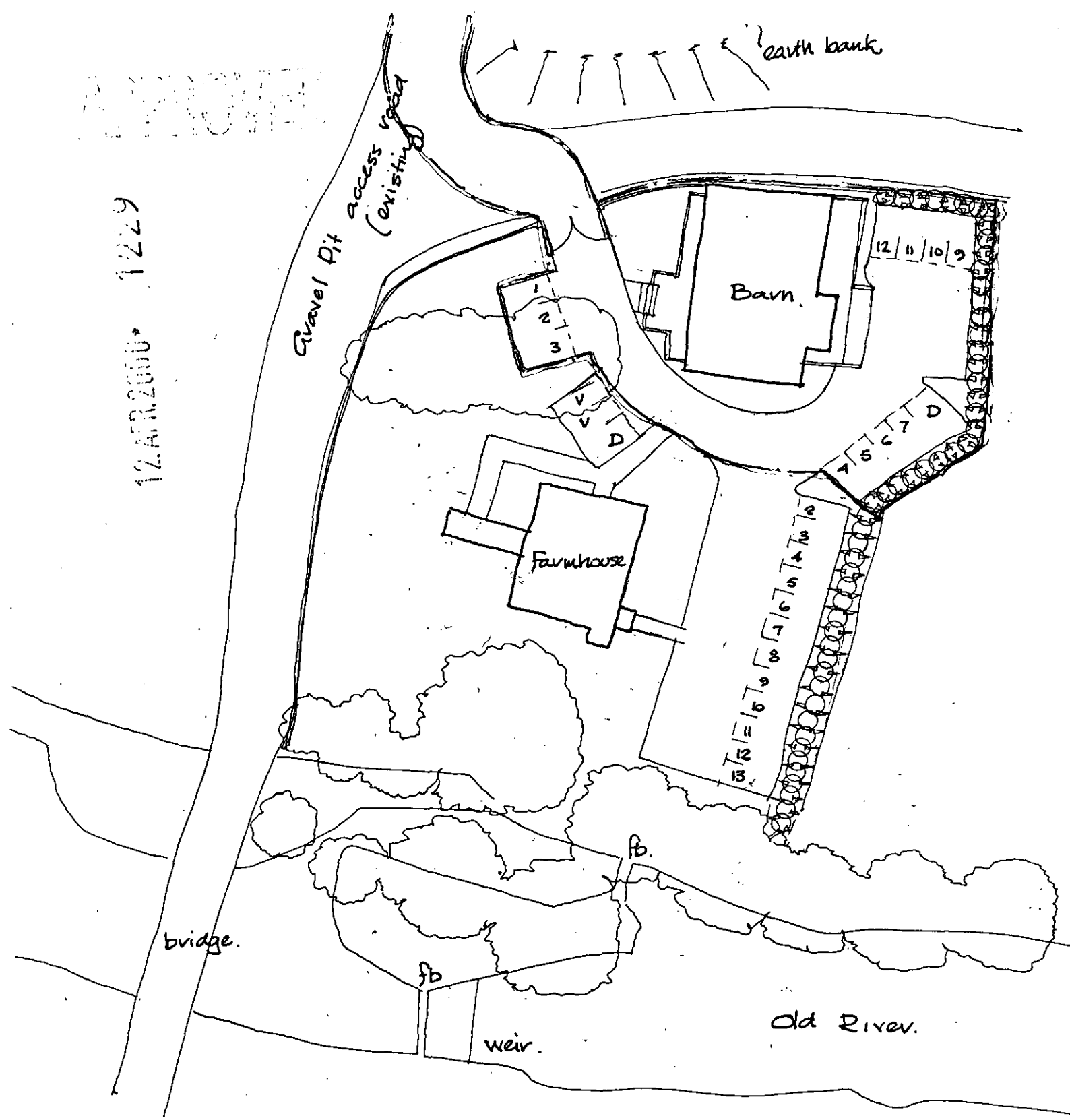
Development Control Section, Environmental Services, Wokingham District Council.

19 April 2000

Scale: 1 : 2500

N W E S



SANDFORD FARM, WOODLEY.

Steve Atkinson. RIBA.
11th APRIL 00.

FARMHOUSE & BARN.
LAYOUT.

1:500

9268-05

HARRY A COFF LTD.