APPLICATION NO:

CON/2001/3195

LOCATION:
Billingbear Farm Billingbear Lane, Binfield Bracknell.

APPLICANT:
Longford Lodge (Holdings) Nl Ltd C/O Strutt & Parker

PROPOSAL:
Consultation from Bracknell Forest BC on application for change of use of redundant farm building to office use (B1).

EARLIEST DATE FOR DECISION: **12/02/2001**

APPLICATION WILL HAVE EXPIRED ON: 19/02/2001

CASE OFFICER: **Emy Circuit**

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 13 February 2001
My ref: EXC/CON/2001/3195
Your ref: 01/00022/FUL/CONS

Erich Konig
Bracknell Forest Borough Council
Planning and Transportation
Time Square
Market Street
BRACKNELL
Berkshire
RG12 1JD

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 Konig

CONSULTATION ON APPLICATION FOR THE CHANGE OF USE OF A REDUNDANT FARM BUILDING TO B1 USE – BILLINGBEAR FARM, BILLINGBEAR LANE, BINFIELD – 01/00022/FUL

Thank you for your consultation on the above application. Since the proposal appears to comply with guidance relating to the change of use of redundant agricultural buildings and would not have a material impact on residents of Wokingham District, this authority does not have any objection to it.

Yours sincerely

John Mitchell
Development Control Manager

Con/2001/3195
Consultation from Bracknell Forest Borough Council
Proposal: Change of use of redundant farm building to B1 use
Site: Billingbear Farm, Billingbear Lane, Binfield, Bracknell

The application site lies approximately 0.7 km from the district boundary. In 1999, WDC were consulted on a previous proposal for change of use of several former agricultural buildings (CON/106/99), one of which is also the subject of the current application. WDC had no objection to the previous proposal.

The application site is located in a rural setting and the building forms part of a group of farm buildings, which make a positive contribution to the character of the area. The proposals appear to comply with polices for conversion of redundant rural buildings. Due to the distance from the district boundary and the scale of the proposals there would not be a significant impact on Wokingham District.

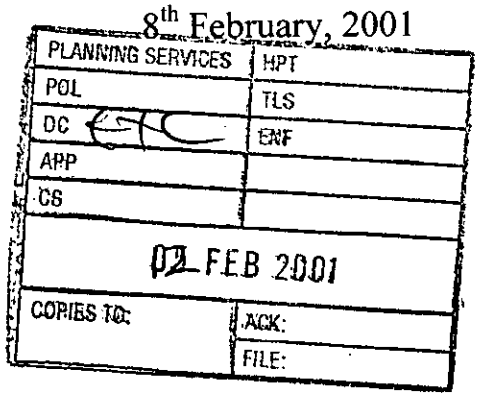
Highways - no objection, spoke to Adam 9/2.

Hurst PC - "no comment"

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

8th February, 2001



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

For the attention of Emy Circuit

Dear Miss Circuit,

Application No. CON/2001/3195

I refer to the consultation from Bracknell Forest Borough Council on the above-mentioned Application by Billingbear Farm, Billingbear Lane, Binfield, Bracknell, for change of use of redundant farm building to office use (B.1).

My Council have no comment to make on the Application.

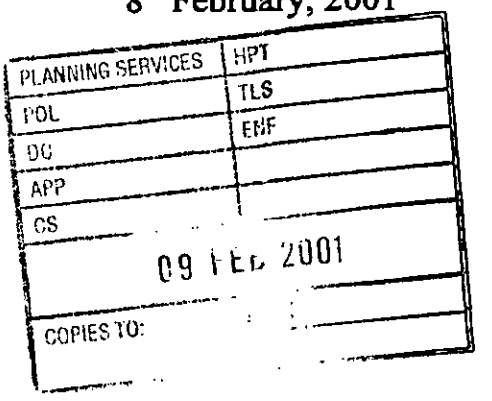
Yours sincerely,

Clerk

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

8th February, 2001



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

For the attention of Emy Circuit

Dear Miss Circuit,

Application No. CON/2001/3195

I refer to the consultation from Bracknell Forest Borough Council on the above-mentioned Application by Billingbear Farm, Billingbear Lane, Binfield, Bracknell, for change of use of redundant farm building to office use (B.1).

My Council have no comment to make on the Application.

Yours sincerely,

Clerk

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 | 01 | 01	
Officer: EXC	Application No. CON | 2001 | 3195

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

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

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

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

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

Description:
(CON) Consultation from Bracknell Forest BC on application for change of use of redundant farm building to office use (B1)

Location: Bullingbear Farm, Bullingbear Lane

Parish: Bunfield Ward: Hurst - Mrs Drake

Applicant: Langford Lodge (Holdings) NI Ltd.

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 : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
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 Hurst : .....
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:

.....
.....
.....

NEIGHBOURS:

.....
.....
.....
.....
.....
.....
.....
.....
.....

Planning & Transportation

Director of Planning & Transportation : George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer : Mike Holmes BSc (Econ) DipTP MRTPI

This matter is being dealt with by: Erich Konig (01344) 351137

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

Time Square
Market Street
Bracknell
Berkshire
RG12 1JD
☎ 01344 424642
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
www.bracknell-forest.gov.uk

17th January 2001

Our Ref: 01/00022/FUL/CONS

Wokingham District Council
Planning Department
PO Box 15
Shute End
Wokingham
Berkshire
RG11 1WR

Dear Sir/Madam

DESCRIPTION: Change of use of redundant farm building to office (class B1).

LOCATION: Billingbear Farm Billingbear Lane Binfield

REFERENCE: 01/00022/FUL

CASE OFFICER: Erich Konig (01344) 351137

Town and Country Planning Act 1990

Please find enclosed a copy of the above planning application.

I shall be grateful if you would consider the proposal and advise me of any relevant views you may have. Any comments should be expressed in writing and received within 21 days of the date of this letter.

Please do not hesitate to contact the Case Officer, Erich Konig, on direct line (01344) 351137, should you have any queries on this matter.

Yours faithfully

E.A.König

For Borough Planning Officer

Enc.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
22 JAN 2001	
COPIES TO:	

31	Is the proposal related to an existing or recent planning application on or near the site?	Yes/No	If yes, please explain the relationship. See covering letter
32	What is the estimated vehicular traffic flow to/from the site during a normal working day?		6 vehicle movements/day

Additional Information:

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 and may be used by the Council only for purposes registered under the Data Protection Act.

Time Square,
Market Street,
Bracknell,
Berkshire. RG12 1JD
Tel: (01344) 424642
Fax: (01344) 351104
DX 33611

Planning Application

Application for permission to carry out development
Town and Country Planning Acts

Mike Holmes BSc (Econ) DipTP MRTPI Borough Planning Officer

00022

BRACKNELL FOREST BOROUGH COUNCIL

- Please answer all questions in block letters
- If a question is not applicable, answer N/A.
- Please submit SIX copies of forms and plans to the address above.
- Applicants Notes are available to assist completion of this form.

Part 1

1		Applicants Name Address Post Code	Langford Lodge (Holdings) NI Limited c/o Strutt and Parker, 55 Northbrook Street, Newbury, Berkshire. RG14 1AN Phone:
	If the applicant has an agent, all correspondence will be sent to the agent.	Agents Name Address Post Code	Strutt & Parker, 55 Northbrook Street, Newbury, Berkshire. RG14 1AN Phone: 01635 576914
3	On the plans show the site outlined in **RED**. Show also **OTHER** land in the applicant's ownership or control in **BLUE**. (see note 4).	Site Location/ Address	Billingbear Farm, Binfield, Berkshire.
4	Description of Proposal: Give brief details and state for what purpose this site and any buildings will be used.		Change of use of redundant farm building to use class B1(a) Office
5	Give the area in hectares or part of a hectare. (see note 2).	Area of site	0.0137 ha
6	State the applicant's interest in the land, e.g. owner, prospective purchaser, lessee.	Ownership	Owner
7	List all the plans and drawings submitted with this application or provide a schedule.	Plans/Drawing	Location plan x 6 Site plan x 6

BRACKNELL FOREST BOROUGH COUNCIL
11 JAN 2001
PLANNING TRANSPORTATION

8 Does the application involve any of the following?
Tick the relevant boxes.

Change of use	✓	Redevelopment	
Erection of a new building		Alteration/Extension	
		Demolition	

9 What type of application is this? (see note 2). Tick one box only.

Outline permission (see question 10 overleaf)		State relevant outline permission number. Also complete Q.10	
Full permission	✓		
Approval of details/reserved matters		State period required	
Temporary permission			
Variation of conditions		State relevant application no. and Condition no.(s) to be varied	

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 the application?	External appearance / Means of access / Landscaping — Siting / Design	
11	What is the existing use of the land and/or buildings(s)? eg. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.		Redundant Agricultural Building
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 existing trees on the site?	Yes/No	If yes, please show positions, spread and species on the plans indicating which, if any, are intended to be felled.
14	State external materials to be used (if known)		As Existing
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.		As Existing
16	How will surface water be disposed of?		As Existing
17	How will foul sewage be disposed of? Please indicate line of existing or proposed on the plans.	To existing system Yes/No	If no, please give details: New Cesspool
18	What are access arrangements? Give details of pedestrian and vehicular access.	As existing	✓
		As proposed	
19	Has provision be made for the disabled? (see note 8).		Yes

20 If this proposal involves residential development or the loss of residential units, complete the following table. (see note 5).

	Number of dwellings			Number of habitable rooms		
	Proposed	To be retained	To be lost	Proposed	To be retained	To be lost
House						
Bungalow						
Flat/ Maisonette						
Other						

21	Does the proposal involve any non-residential building or use?	Yes/~~No~~	If yes, complete part 2 of the form
22	State the fee enclosed with this application.	£ 190	N.B. A separate fees schedule must be completed and enclosed with this application form.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings.

Signed: [signature] (Agent) on behalf of: Langford Lodge Holdings (UK) Ltd Date: 10/1/2021

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 and all new work is clearly distinguished on the plans (see note 4). Every application must be accompanied by the appropriate certificate and fee.

Part 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in block letters. If the answer is not applicable, write N/A in the space provided. Space is provided overleaf for any additional information. Applicants Notes are available to assist completion of this form.

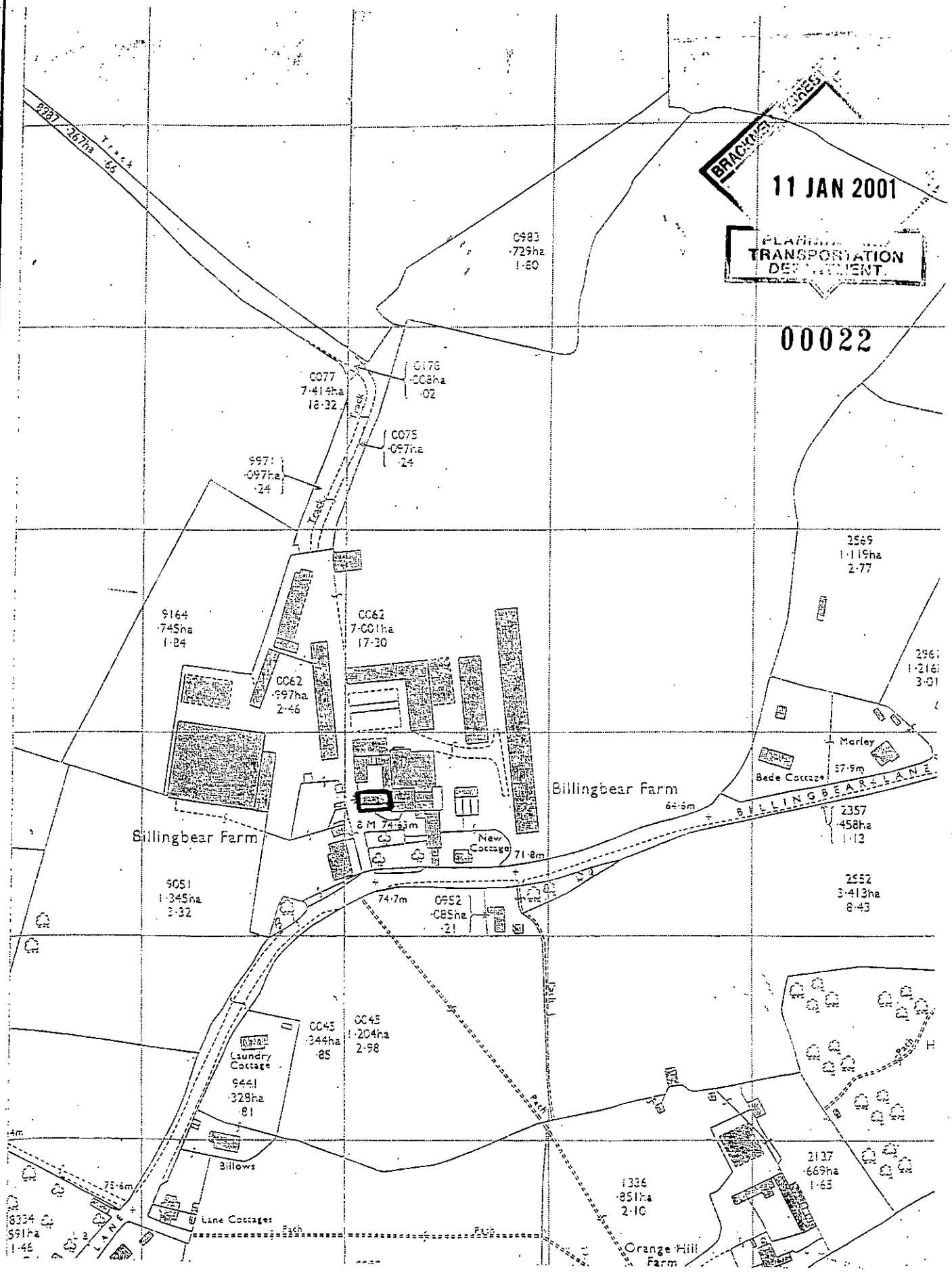
23 State the gross floor space (by external measurement) of all buildings to which this application refers (metric units only).

	Use class (as defined in the use classes order)		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 & Professional services					
A3	Food & Drink					
B1(a)	Office (other than A2)					91.3m²
B1(b)	Research & Development					
B1(c)	Light industrial					
B2	General Industrial					
B8	Storage or distribution					
C1	Hotels & Hostels					
C2	Residential Institutions					
D1	Non-Residential Institutions					
D2	Assembly & Leisure					
Other	Please Specify					
Other	Please Specify					
Total						91.3m²

24	If C1 or C2 use is proposed, please state number of bed spaces.	N/A
25	What provision is being made for parking, loading and unloading on site? (show location on the plans and distinguish between parking for operational needs and other purposes).	See plans - Existing Parking Area
26	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.	Office use - Health and Safety Compliance None - Computors/Business Equipment
27	Who will occupy the premises? a)Give the name and current operating address of the proposed occupier. b)Will these premises be vacated?	T M Facilities Services Ltd, Heathlands Farm, Honey Hill, Wokingham, Berks. RG40 3BG — we presume so

28	If known, how many people are likely to be employed on site after completion of the development?	Existing staff	Transferred staff	New staff	Total
				3	3

29	Does the proposal involve the use or storage of hazardous substances? If so, state this material, the quantity and method of storage. A separate consent may be required. (see note 6).	~~Yes~~/No
30	What is the nature, volume and proposed means of disposal of any trade effluents, waste or refuse?	N/A



This plan is for identification purposes only. Its accuracy can no way be guaranteed.

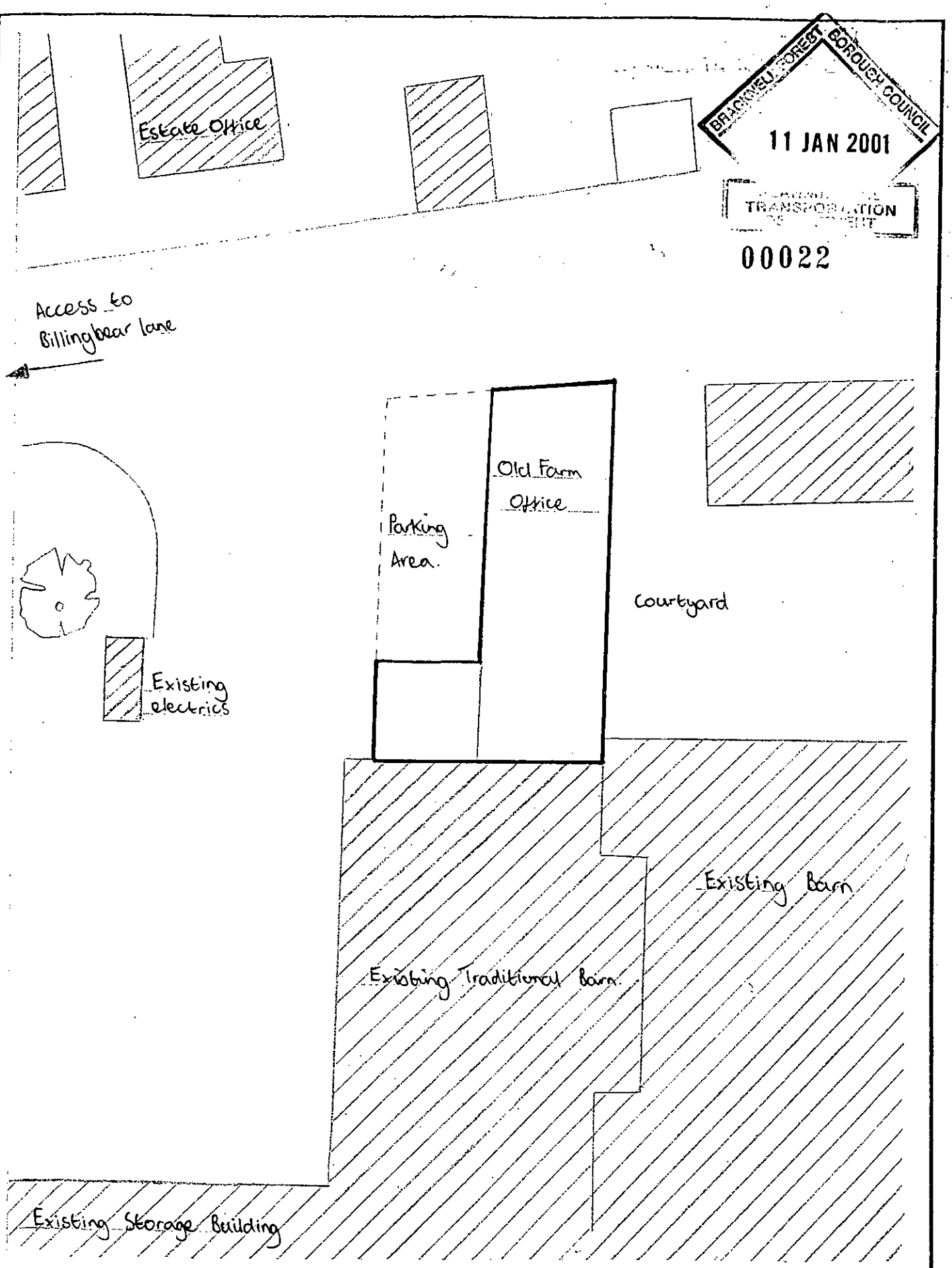
Reproduced from the Ordnance Survey Map with permission of the Controller H.M.S.O. Crown copyright reserved.
Licence No ES 100018525

Site location Plan
Billingbear Farm
Binfield.

Scale: 1:2500 | Date: 10-01-01

STRUTT & PARKER

55 Northbrook Street, Newbury,
Berkshire RG14 1AN



This plan is for identification purposes only. Its accuracy can no way be guaranteed.

Reproduced from the Ordnance Survey Map with permission of the Controller H.M.S.O. Crown copyright reserved.
Licence No ES 100018525

Site layout - Proposed
Conversion of Farm Buildings
Billingbear Farm, Binfield.

Scale: 1:200 | Date: 10-01-01

STRUTT & PARKER
55 Northbrook Street, Newbury,
Berkshire RG14 1AN
Tel: 01635 521707 Fax: 01635 528465