YSTEMS LTD

APPLICATION NO:
F/2000/3076

LOCATION:
May Feeds Mays Farm Hyde End Lane, Ryeish Green Reading.

APPLICANT:
Mrs Clarke And Mrs Siviter C/O Andesign

PROPOSAL:
Proposed change of use of agricultural buildings to B8 storage use.

EARLIEST DATE FOR DECISION: **28/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/02/2001

CASE OFFICER: **Angela Odell**

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Clarke And Mrs Siviter
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/3076

Parish:	**SHINFIELD**
Location:	**May Feeds, Mays Farm, Hyde End Lane, Ryeish Green, Reading.**
Proposal:	**Proposed change of use of agricultural buildings to B8 storage use.**

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

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

Condition
2. Before the use hereby approved commences the existing doors shall be welded shut and the proposed new door opening constructed. The doors shall not thereafter be altered without the prior written permission of the Local Planning Authority.

Condition
3. No enlargement to the building the subject of this permission for change of use shall be carried out under Scedule 2, Part 8, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order).

Condition
4. No deliveries shall be taken in or dispatched from the site outside the hours of 7am to 7pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

Condition
5. No processes shall be carried on or machinery installed or used which are not such as could be carried on, installed or used in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Condition
6. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
7. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

Condition
8. No part of the building the subject of this application shall be occupied or used until the vehicle parking, turning space and land for the loading and off-loading of commercial vehicles herein approved has been provided. The vehicle parking, turning and loading/off-loading space shall be permanently maintained and used for no other purposes.

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

Reason
2. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
3. To protect the character and amenity of the rural area.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. To safeguard the residential amenities of the nearby residents and the area generally from noise and disturbance.

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

Reason
8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy C2.

Loddon Area Local Plan Policies LTV2 and LC21.

Deposit Draft Wokingham District Local Plan Policies WCC1 and WRE2.

John Mitchell
Development Control Manager
Date: 01/02/2001

Notice checked by: _____

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

3076?

SPENCER'S WOOD, SHINFIELD, GRAZELEY AND AREA RESIDENTS ASSOCIATION

Mrs Karen Piercy
Chairman
Avoca
Basingstoke Road
Three Mile Cross

PCL	TLS
DC 28th January 2000	IF AMO
APP	
CS	
01 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

Ms Angela Odell,
Planning Department
Wokingham District Council
Shute End
Wokingham RG40 1WR

Dear Mrs Odell,

I am writing to you on a number of matters currently of concern to the Residents Association.

1. Planning Applications 0/2000/2750 and 0/2000/3042: Pulleyn Transport

The Residents Association wish to fully support the objections raised by Mr and Mrs N Garnett in their letter to you of 16th January 2000. We would be grateful if the Residents Association could be kept fully informed of progress in this area in sufficient time to notify our members of any decision that they may wish to take action to oppose.

2. Grazeley Road Housing Proposals

We understand that proposals have been submitted for the erection of approximately 40 dwellings in this area. Would you be kind enough to appraise the Residents Association of the detail of this together with a statement on the current status of this proposal. This letter is being copied to Mr Eddie Napper with a request that he inform appropriate parties and the Residents Association of the impact of such a scheme on existing drainage in this area.

3. Planning Application May's Farm, Ryeish Lane, Shinfield

We note that May's Farm have a planning application posted and that this relates to B8 Storage. Would you be kind enough to explain what 'B8 Storage' means and give some detail of what is being proposed?

4. Planning Application CLE 2000 2502, Croft Road, Shinfield

Because of dirt collected on the posted application, this is difficult to read. It appears, however to relate to certification to store and maintain vehicles. Would you be kind enough to advise on the detail of this application?

I will look forward to your response.

With kind regards,

Ann Heafield

PP Karen Piercy
Chairman of the Residents Association

CC Mr Eddie Napper

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/3076**

May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.

Proposed change of use of agricultural buildings to B8 storage use.

Transfer: Yes ☐ No ☒

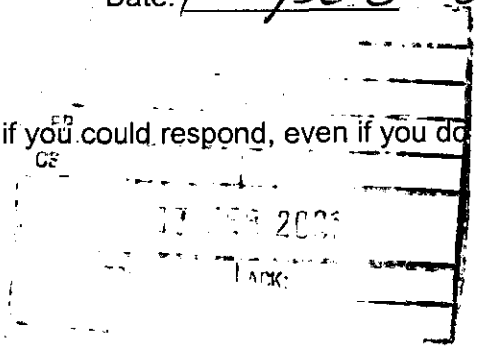
Reason for Transfer:

Thank you
Angela.

Signed: _____ Date: 1 Feb 2001

Councillor M Bryant

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 6445

Date: 1/2/01

My ref: F/2000/3076

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2000/3076
May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.
Proposed change of use of agricultural buildings to B8 storage use.

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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12/2/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/3076**
May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.
Proposed change of use of agricultural buildings to B8 storage use.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

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 6445

Date: 1/2/01

My ref: F/2000/3076

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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
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This form must be received no later than 12/2/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/3076**
May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.
Proposed change of use of agricultural buildings to B8 storage use.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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 6445

Date: 1/2/01

My ref: F/2000/3076

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 A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2000/3076
May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.
Proposed change of use of agricultural buildings to B8 storage use.

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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12/2/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/3076**
May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.
Proposed change of use of agricultural buildings to B8 storage use.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor A Pollock

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

WORK SHEET FOR : Angela Odell

Application Number : F/2000/3076

Applicant : Mrs Clarke And Mrs Siviter C/O Andesign.

Location : May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.

Proposal : Proposed change of use of agricultural buildings to B8 storage use.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.1.01

Date of Neighbour Notifications : .....

Date of Site Visit : 12.1.01

Date Registered : 21/12/2000

Earliest Date for Decision : 28/01/2001

Latest Consultation Date/Site Notice Expiry Date : 28/01/2001

This application will have expired on: 15/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Highway officer: No objection subject to conditions.
Environmental Health Officer: Recommends conditions covering hrs of deliveries/ dispatches and noise from machinery etc.

Planning Issues :

Application Number: F/2000/3076

Appraisal :

Change of use of adjacent bldg No. F/2000/0601 allowed for a parcels clearing warehouse. HW officer rec. personal due to limited parking - for 226 m² bldg.

This proposal for 142 m² bldg. with main door position to be altered so in NW elevation (away from nearest house) and consider this would improve effect on this property. Proposed occupant will store vacuum cleaners & nobody working permanently normally at the premises.

Relevant policy is WRE2 as for change of use in the countryside. Building now redundant for farm use following beef crisis. In principle complies with WRE2 as for change of use of redundant farm building, and no major alteration and grouped with other buildings. Agent advised no longer needed due to ceasing beef farming. Also no objection on principle (subject to conditions) on grounds of access/parking/traffic & effect on neighbours (11½ m away) and alteration to using access and door on far side of building would be an improvement. Other buildings on the yard will still remain available for agricultural use.

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

Application Number F/2000/3076
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	S001	R001	
2		R078.	Before the use hereby approved commences the existing doors shall be welded shut and the proposed new door opening constructed. The doors shall not thereafter be altered without the prior written permission of the LPA

3 ~~4~~ No enlargement to the building the subject if this permission for change of use shall be carried out under Schedule 2, Part8, Class A of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking and re-neacting that order).

4 ~~#~~ No deliveries shall be taken in or dispatched from the site outside the hours of 7am to 7pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

Reason
To safeguard the residential amenities of the occupiers of neighbouring properties.

5 ~~#~~ No processes shall be carried on or machinery installed or used which are not such as could be carried on, installed or used in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Reason: To safeguard the residential amenities of the nearby residents and the area generally from noise and disturbance

7	C110	R110	~~#~~ PTO

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV2, LC21
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WC3, WRE2,
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: C2,
MINERALS LOCAL PLAN POLICIES:

John Mercer
1/2/07

RECORD OF SITE VISIT

SITE ADDRESS: May Feeds Mays Farm Hyde End Lane Ryeish Green Reading.

APPLICATION NUMBER: F/2000/3076

OFFICER: Angela Odell

DATE OF SITE VISIT: 12.1.01

1 SITE/STATUTORY NOTICE DISPLAYED ? 22.1.01 Yes.

2. DESCRIPTION OF SURROUNDINGS Farmyard/ stables with buildings in rural area

3. DESCRIPTION OF SITE/BUILDING Breeze block & corrugated metal walls & roof – just a tractor inside.

4. RELATIONSHIP TO ADJOINING PROPERTIES To South – west as 2

- No part of ~~any~~ building(s) ~~hereby permitted~~, shall be occupied or used until the vehicle parking, turning space and land for the loading and off-loading of commercial vehicles, herein approved has been provided.
The vehicle parking, turning and loading/off loading space shall be permanently maintained and used for no other purposes.

REASON: R122.

BOUNDARY TREATMENT

OTHERS

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

39168

From: John Mullaney
Environmental Health

My Ref:

To: Angela Odell
Planning

Your Ref: F/2000/3076

Date. January 24, 2001

PROPOSED: CHANGE OF USE OF AGRICULTURAL BUILDING TO B8 STORAGE

LOCATION: MAYS FARM, HYDE END LANE, SHINFIELD

I recommend the following conditions be attached should planning consent be granted:

(i) No deliveries shall be taken in or dispatched from the site outside the hours of 7am to 7pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

Reason
To safeguard the residential amenities of the occupiers of neighbouring properties.

(ii) No processes shall be carried on or machinery installed or used which are not such as could be carried on, installed or used in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Reason: To safeguard the residential amenities of the nearby residents and the area generally from noise and disturbance

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 04 January 2001

Application Number: F/2000/3076

Proposal: Proposed change of use of agricultural buildings to B8 storage use.

Parish: SHINFIELD PARISH

Site Address:
May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.

Applicant:
Mrs Clarke And Mrs Siviter C/O Andesign.

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).

CONDITION: PARKING, TURNING AND LOADING/OFFLOADING AREA BEFORE OCCUPATION.

- No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking, turning space and land for the loading and off-loading of commercial vehicles, herein approved has been provided.
The vehicle parking, turning and loading/off loading space shall be permanently maintained and used for no other purposes.

REASON: R122.

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

11/01/01

Received by Wokingham District Council

Application No: F/2000/3076

Proposal:
Proposed change of use of agricultural buildings to B8 storage use.

Location:
May Feeds Mays Farm, Hyde End Lane, Ryeish Green, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

04 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Start date: 1 DEC 2000	
Officer: AO	Application No. F/2000/3076

Map No. 78/79 Site OE2

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDINGS TO B8 STORAGE USE

Location: MAYS FARM Hyde End Lane. RYEISH GREEN

Parish: SHINFIELD Ward: Shinfield 4.1.2001.

Applicant: MRS CLARKE & MRS SIVITER

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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 : 14-1-2001 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 : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

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

NEIGHBOURS:

S/N+ 2 properties within green box on map ✓

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

21.DEC.2000*

Mrs O'Dell

Planning Officer

Wokingham District Council

P.O. Box 157

Shute End

Wokingham

Berks RG40 1WR

ref:3972

20th December 2000

Dear Mrs O'Dell,

re: **Mays Farm, Ryiesh Green.**

You may recall that in February 2000, we submitted an application to convert one of the redundant agricultural buildings at the above farm for storage and I am now submitting an application for the adjacent building. It is intended that the new building will be occupied by a company known as Gisowatt U.K. Limited for the purpose of storing vacuum cleaners. I understand there will be nobody working permanently at the premises, but approximately once a month they will receive a major delivery and during the month they will distribute using courier services at the rate of about two a week. The company currently work very closely with the occupiers of the adjoining building, and therefore it would be extremely convenient for this tennant to occupy the proposed building. No doubt you will have some queries when you have had an opportunity to study the application further, and I will be happy to provide whatever information you consider appropriate.

Yours faithfully,

A. Hester

ADDRESS MAYS FARM RYEISH GREEN PARISH SHINFIELD

PLOT No. HYDE END LANE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR15425	MR. I. CLARKE	CONSERVATORY	18.5.80	APP N/A
14028	"	"	25.9.80	N/A C/A
18782 3	BRYANT HOMES O/L	RES. DEV. / CHURCHLANE RYEISH GREEN	10.2.83	N/A C/A
34635	MAYS FARMS	STABLES	18.1.90	C/A
34641	THE BUCKINGHAM PARTNERSHIP	AGR. BLDG FOR HOUSING CATTLE	16.12.89	C/A
37027	"	2 BLDGS FOR AGR. STORAGE	13.2.91	C/A
38342	MRS SIVITER (MAYS FARMS)	4 STABLES, TACK ROOM, FEED STORE	13.11.91	Ref
38676	"	"	17.12.91	C/A
99/69032/F	MR & MRS I CLARKE.	2/ST SIDE EXTN + S/ST EXTS FORM GARAGE UTILITY ROOM + STORE.	29/3/99	C/A

DATE OF COMPLETION

FP99/8460/A " " 2SH/S+S/SL/R Exts. 21/4/99 APP

F/2000/0601/ER Buckingham Partnership C. of U. Farm Bldg to B8 4/4/00 APP

1789/a

SECTION 66 CERTIFICATE

Application No.

21.DEC.2000 3376

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

Tenant's name	Address at which notice was served	Date on which notice was served
NOT APPLICABLE		

Signed . . . . . (ANDESIGN)

On behalf of . . MRS. D. J. CLARKE & MRS. D. M. SIVITER

Date 20/12/2000

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

1769a

21. DEC. 2000* 3076

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

1.	APPLICANT'S NAME	MRS D.J. CLARKE & MRS D.M. SIVITER
	ADDRESS	MAYS FARM, RYIESH GREEN THREE MILE CROSS, BERKS
	POST CODE	RG7 1EP PHONE 9883366
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY WOKINGHAM, BERKS
	POST CODE	RG. 41 2TN PHONE 9784165
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	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE OF REDUNDANT AGRICULTURAL BUILDING
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/S/643 AND 1:2500 & 1:500 O.S. SHEETS
8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	[X] 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	[X]	State period required: 5 YEARS
RELAXATION OF CONDITIONS	[ ]	State relevant application number Conditions to be relaxed

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

		SITING	[ ]
EXTERNAL APPEARANCE	[ ]	DESIGN	[ ]
MEANS OF ACCESS	[ ]	LANDSCAPING	[ ]

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

AGRICULTURAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ XXX — 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 XXX — 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.

N/A

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: N/A

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

SEEPLAN

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

N/A

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ XX — 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.

£190

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 (ANDESIGN) ON BEHALF OF MRS D.J. CLARKE MRS D.M. SIVITER DATE 20/12/2000

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				142m^2
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify AGRICULTURAL		142m^2		
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	EXISTING YARD	
Proposed		

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

STORAGE OF VACUUM CLEANERS

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

GISOWATT U.K. LTD.,
UNIT F RIDING COURT FARM,RIDING COURT ROAD
DATCHET TO BE VACATED

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

Existing Staff	Transferred Staff	New Staff	Total
			1

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.

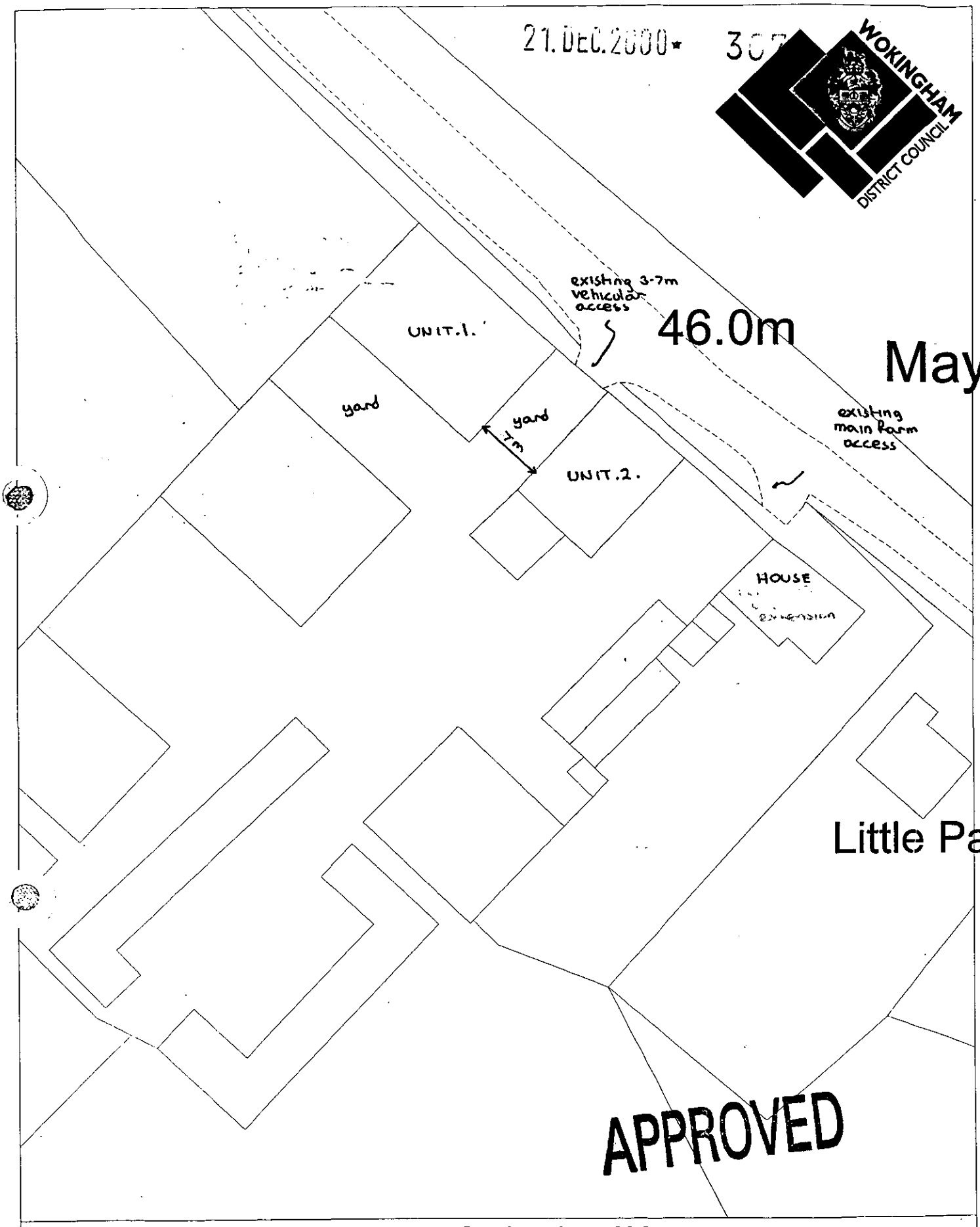
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



Site Plan, Scale: 1 to 500

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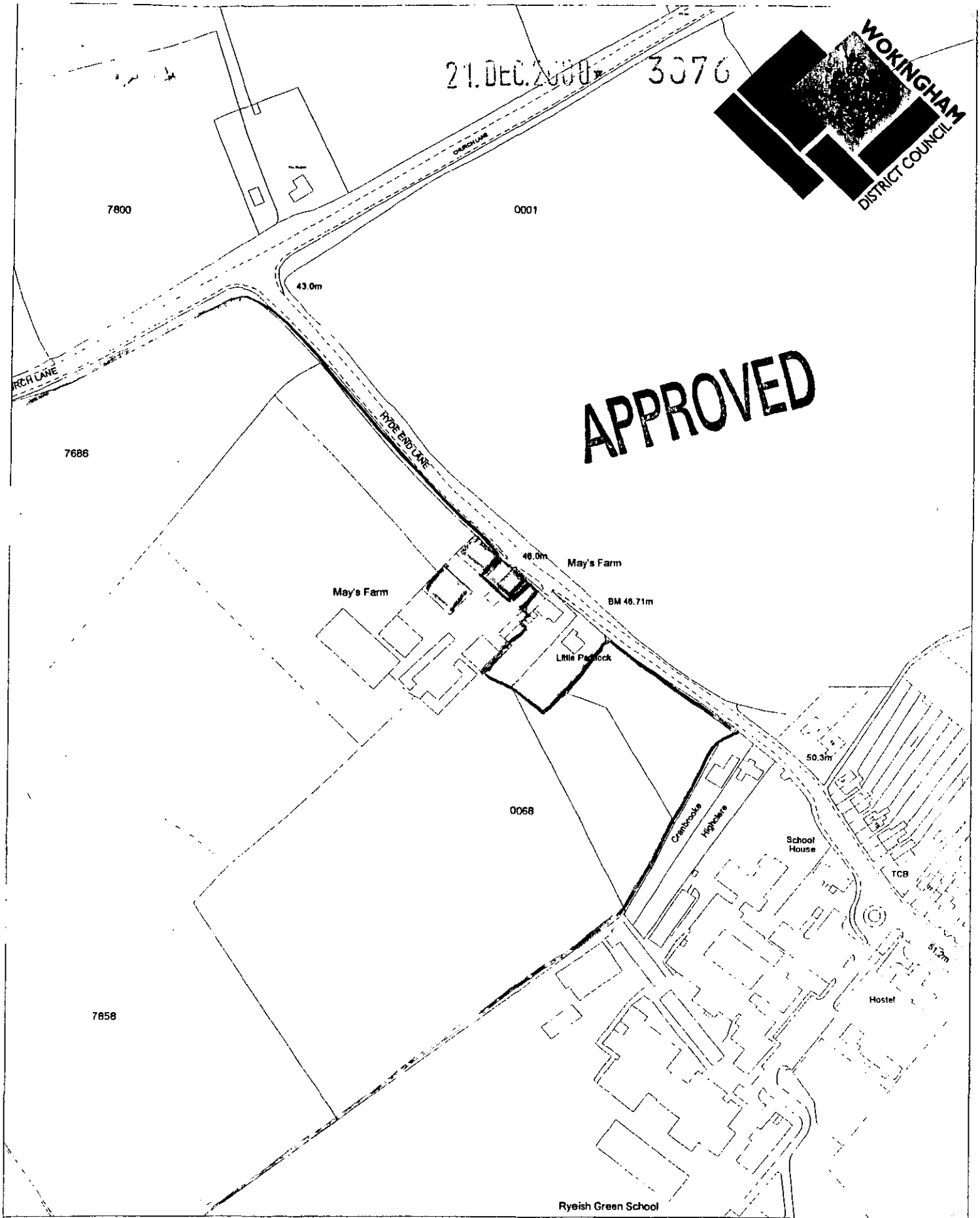

Site Plan, Scale: 1 to 2500

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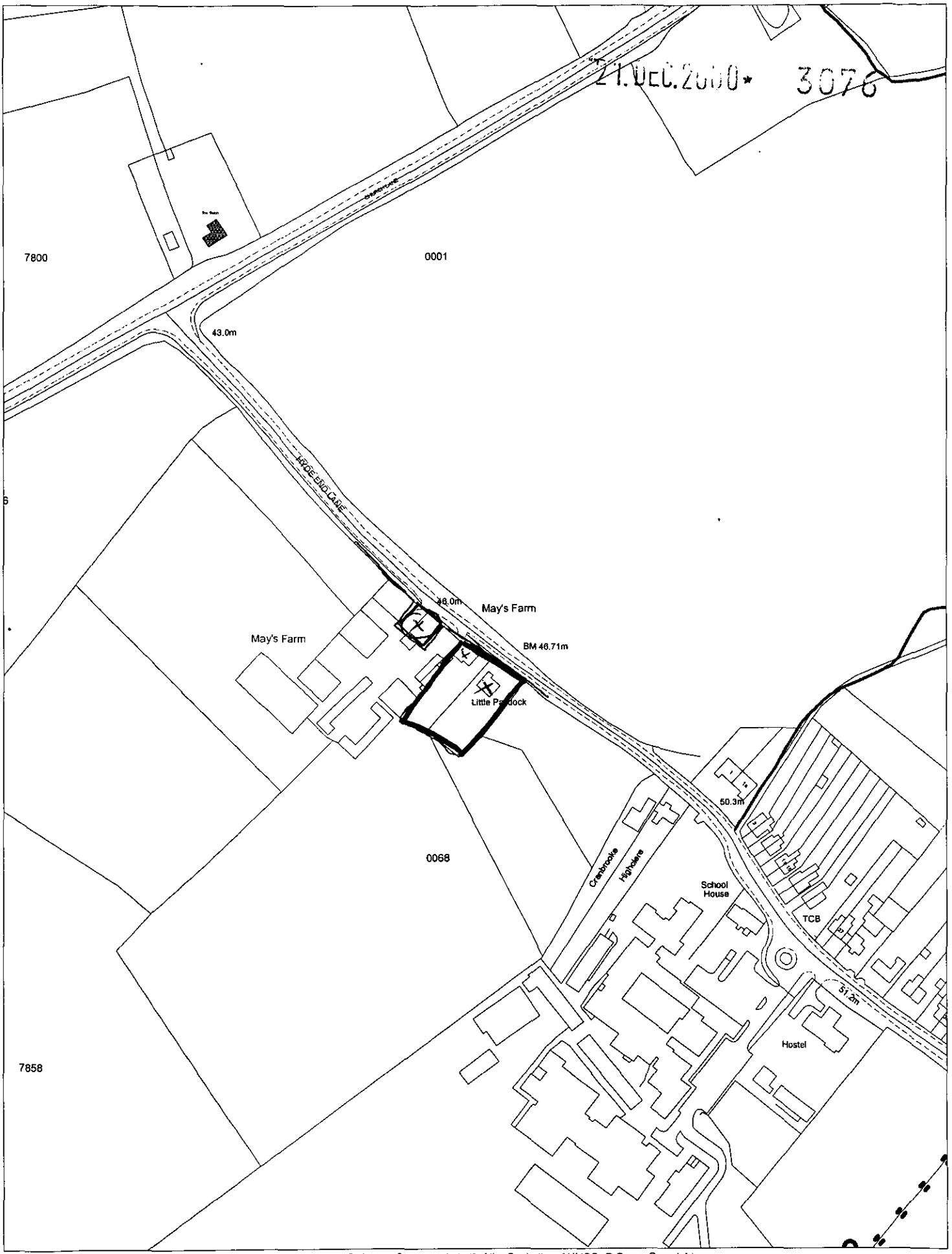

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Development Control Section, Environmental Services, Wokingham District Council.

3 January 2001

Scale: 1 : 2500

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