APPLICATION NO:
F/2000/1374

LOCATION:
Ashridge Wood Farm Warren House Road, Wokingham.

APPLICANT:
Luff Farms Ltd C/lo Andrews Kalik Associates Ltd

PROPOSAL:
Proposed erection of entrance gates and piers ~~and lighting bollards.~~

EARLIEST DATE FOR DECISION: **09/06/2000**

APPLICATION EXPIRY DATE: **15/06/2000**

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Luff Farms Ltd
C/lo Andrews Kalik Associates Ltd
The Studio
101 London Road
READING
Berkshire
RG1 5BY

Application Number: F/2000/1374

Parish: **HURST**

Location: **Ashridge Wood Farm, Warren House Road, Wokingham**

Proposal: **Proposed erection of entrance gates and piers**

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. The gates shall be set back a minimum of 8m from the highway boundary and opening away from the highway.

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

Reason
2. In the interests of highway safety.

John Mitchell
Development Control Manager
Date: 22/08/2000

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

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1374

Applicant : Luff Farms Ltd C/lo Andrews Kalik Associates Ltd.

Location : Ashridge Wood Farm, Warren House Road, , Wokingham.

Proposal : Proposed erection of entrance gates and piers ~~and lighting bollards~~.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 30.5.00

Date Registered : 20/04/2000

Earliest Date for Decision : 09/06/2000

Latest Consultation Date/Site Notice Expiry Date : 09/06/2000

Application Expiry Date: 15/06/2000

Consultation Responses :

- Highway Authority: no objection subject to condition to ensure 8m setback from highway.
- English Nature: no objection
- Environmental Health: no comments
- Parish Council: Entrance gates considered inappropriate in this rural setting.

Planning Issues :

A. Impact on visual amenity / rural character of area

B. Highway safety

PROPOSAL:

Erection of brick wall 1.05m high, facing Forest Rd, increasing in height to a maximum of 2.1m high and erection of wooden gates. Application partly retrospective. Lighting (lanterns and bollards) dealt with under separate appln. F/2000/0547 refused 30.6.00 on grounds of impact on visual amenity and character of rural area.

Existing hedge along Burfield Rd with verge to front.

Gates shown to be set in 6.5m from front piers.

Application Number: F/2000/1374

Appraisal :

A. IMPACT ON VISUAL AMENITY / RURAL CHARACTER OF AREA
C2 of BSP, LTV2 of LALP and WCC1 of WOLP
Site located in a rural area, adjoining a green gap. Number of gates with brick piers located along Forest Rd eg. Ashridge Wood Cottage immediately to west of site. In view of this and the fact that if the gates and brick piers were 10-15 cm lower, then the proposed development would be permitted development it is not considered that the proposal would so adversely affect the visual amenity / open rural character of the area to warrant refusal.

B. HIGHWAY SAFETY
No highway objection raised. Gates appear to be 8m from carriageway

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

* Amend description as per front sheet.

Application Number F/2000/1374
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.		SR13.	The gates shall be set back a minimum of 8m from the highway boundary and opening away from the highway.

RECORD OF SITE VISIT

SITE ADDRESS: Ashridge Wood Farm
Warren House Road Wokingham.

APPLICATION NUMBER: F/2000/1374

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 30.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on gate fronting Forest Rd

2. DESCRIPTION OF SURROUNDINGS

Open rural area

3. DESCRIPTION OF SITE/BUILDING

Existing access to farm buildings - part used as offices by Luff Developments. Part retrospective. Brick piers/ wall already erected.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan

5. SITE CONSTRAINTS

TREES none effected

ACCESS/PARKING as existing

LEVELS as existing

BOUNDARY TREATMENT ditch then 2m-2.5m hawthorn hedge

OTHERS

Tel: 0118 974 6450

Date: 11.8.00

My ref: F/2000/1374

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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/2000/1374
Ashridge Wood Farm, Warren House Road, , Wokingham.
Proposed erection of entrance gates, piers ~~and lighting~~ only ~~bollards~~.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers. lighting and bollards refused under F/2000/0547

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. 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 21.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1374**
Ashridge Wood Farm, Warren House Road, , Wokingham.
Proposed erection of entrance gates, piers and lighting bollards.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Drake

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 6450

Date: 11.8.00

My ref: F/2000/1374

CONFIDENTIAL

PLANNING SERVICES RT
POL
DC
APP
CS
16 AUG 2000
COPIES TO: ACK:
FILE:

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

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

Dear Councillor

Application Number: F/2000/1374
Ashridge Wood Farm, Warren House Road, , Wokingham.
Proposed erection of entrance gates, piers ~~and lighting~~ only ~~bollards~~.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers. * lighting and bollards refused under F/2000/0547

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. 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 21.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1374**
Ashridge Wood Farm, Warren House Road, , Wokingham.
Proposed erection of entrance gates, piers and lighting bollards.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: A Drake Date: 13.8.00

Councillor A Drake

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

PLANNING SERVICES | HPT
POL | TLS
DC
APP
CS
COPIES

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Mrs B Polnik
Planning Department

Date: 2/06/00

ASHRIDGE MANOR FARM, FOREST ROAD, HURST, RG11

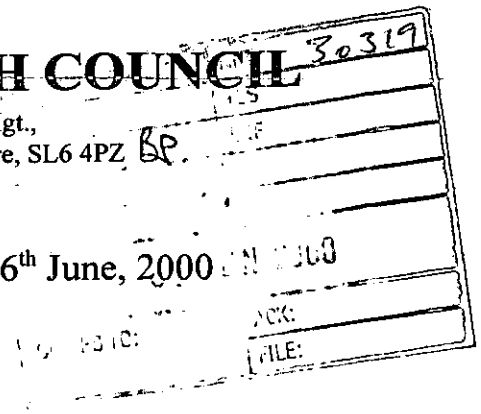
Having considered the above application, I have no comments to make.

J Mullaney

John Mullaney
Environmental Health Officer

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



6th June, 2000

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

For the attention of Basia Polnik

Dear Mrs. Polnik

Application F/2000/1374

I refer to the above-mentioned Application by Luff Farms Limited, Ashridge Wood Farm, Warren House Road, Wokingham; proposed erection of entrance gates, piers and lighting bollards.

My Council object to the proposal for entrance gates in view of their size and impact on the rural setting. They are considered to be unnecessary.

The Council also object to the proposed lighting bollards which are considered inappropriate and an intrusion in the local rural area.

It has been noted with some concern that this is a retrospective application.

Yours sincerely,

Clerk

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 16 May 2000

Application Number: F/2000/1374

Proposal: Proposed erection of entrance gates, piers and ~~and lighting bollards~~.

Parish: HURST PARISH

Site Address:
Ashridge Wood Farm, Warren House Road, , Wokingham.

Applicant:
Luff Farms Ltd C/lo Andrews Kalik Associates Ltd.

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

Gates to be set back a minimum of 8m from the highway boundary and opening away from the highway.

SR13

Signed: S Knowles **Print name:** S. Knowles

24.05.00

Tel. 0118 974 6450

Date: 16 May 2000

Your Ref:

My Ref: Mrs B Polnik / F/2000/1374

English Nature
Foxhold House
Thomford Road
Crookham Common
Newbury
Berks



WOKINGHAM DISTRICT COUNCIL

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/1374

Site Address: Ashridge Wood Farm, Warren House Road, , Wokingham.

Proposal: Proposed erection of entrance gates, piers and lighting bollards..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2000/1374** in all communications and any response should be addressed to **Mrs B Polnik** the case officer dealing with this application at the above address.

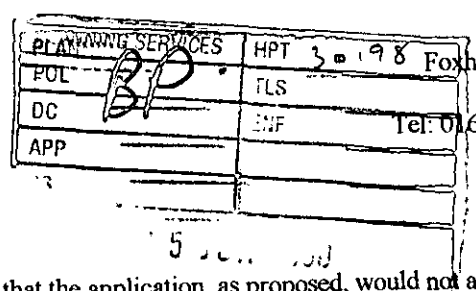
I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell

ENGLISH NATURE



Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

Our ref:

To: Mrs B Polnik

Thank you for the attached letter. English Nature can confirm that the application, as proposed, would not affect any statutory sites of nature conservation importance eg SSSI/NNRs.

Signed: Keith Payne Conservation Officer: Date: 31 May 2000

Received by Wokingham District Council

Application No: F/2000/1374

Proposal:
Proposed erection of entrance gates, piers and lighting bollards.

Location:
Ashridge Wood Farm, Warren House Road, , Wokingham.

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

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

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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/06/2000. 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

16 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	20 APR 2000
Officer: BP	Application No. F/2000/1374

Map No. 91 Site ...O..:03...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF ENTRANCE GATES & PIERS & [illegible] + LIGHTING BOLLARDS (*)

Location: Ashridge Wood Farm Warren Horne Rd

Parish: ~~Wokingham~~ Hurst Ward: Hurst. 16.5.2000

Applicant: Luft Farms Ltd

Fee Received 95-00 Required ..... Additional ..... Refund .....

(6)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
(3)	1:2500 OS location plan showing property edged in blue/red	~~outline site in 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 : 16.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

* Ancient Woodlands - Consult English Nature ✓
* Rural Area

NEIGHBOURS:

S/N to Ashridgewood House - forest Road ✓

20.MAY2000* 1374

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

SK/JAG/1142

13th April 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sirs,

ENTRANCE GATE & PIERS, ASHRIDGEWOOD FARM, WARREN HOUSE ROAD, WOKINGHAM

Further to Mr Bridge's letter of 4th April (Ref: MB/2/RFS/2246) we are enclosing a full Planning application for the erection of brick piers and entrance gate to the above.

The following documents are enclosed:

- 6 copies of application forms
- Certificate A
- 6 copies of drawing nos. 1142/5, 16 and 17
- Deposit cheque in the sum of £95

Should you require further information concerning this application please do not hesitate to contact us.

Yours faithfully,

S. Kalik.

Enc:

c.c. Mr M Bridge - Planning Enforcement Officer

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

1789/a

SECTION 66 CERTIFICATE

Application No.

Apr
20.MAY2000*

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
No tenant involved		

Signed . P. Bragg . ANDREWS KALIK ASSOCIATES LTD . . . .

On behalf of . LUFF FARMS LTD . . . . . .

Date . 13 . 4 . 2000 . . . . . .

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

(1) "ASHRIDGEWOOD FARM", WARREN HOUSE ROAD

ADDRESS MAIDENHEAD ROAD PARISH ~~WOK~~/WITHOUT HURST 1-6-88

PLOT No. Old Property ORD. SHEET No. SU 8170(6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
410/55	Mr. J.S. Findlay	Alterations	13.9.55	App. N
PD/576/63	"	Agricultural Bldg.	3.10.63	App. N
PD/45/72	MR. F. FINDLAY	A.P. STORE	20.2.72	APP N/A
PD/488/72	"	EXTENSION OF LOUNGE	6.7.72	APP N/A
BR 704	"	2/STOREY EXTENSION	15.5.74	APP. N/A
00734	"	"	13.6.74	N/A C/A
40226	"	PART SINGLE & PART 2/ST. EXTS.	26.11.92	C/A
ZP/93/1221	LUFF	EXTS/ALTS	9.3.93	C/APP
97/66144/E	"	Change from Farm Off to B1A Office	21/11/97	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1933

(2) ASHRIDGEWOOD FARM WARREN HOUSE ROAD

ADDRESS ~~MAIDENHEAD~~ ROAD PARISH HURST

PLOT No. Old Property ORD. SHEET No. SU8170(61)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/66145/F	Luff Farms Ltd.	Form 2M HIGH LANDSCAPED EARTH BANK	18.3.98	C
97/66327/F	Mr & Mrs. P. Luff	Demolish Barn & Replace with Swim. Pool	10.3.98	C
F/2000/0547	LUFF FARMS LTD	Erection of lighting (retro)		

MINISTRY DECISION

SPECIAL ORDERS

1769a

20. MAY 2000* 1374

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, RG11 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	LUFF FARMS LTD
	ADDRESS	ASHRIDGE WOOD FARM
		WARREN HOUSE ROAD, WOKINGHAM.
	POST CODE	PHONE
	AGENT'S NAME	
2. If the applicant has an agent, all correspondence will be sent to the agent		ANDREWS, KALIK ASSOCIATES LTD
	ADDRESS	THE STUDIO, 101, LONDON ROAD
		READING BERKS
	POST CODE	RG1 5BY PHONE 0118 950 7700
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	ASHRIDGEWOOD FARM
		FOREST ROAD ENTRANCE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ENTRANCE GATE & PIERS
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.4 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 the application	PLANS/DRAWINGS	1142 | 5, 16 and 17

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

1769b

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.

ACCESS TO ASHRIDGEWOOD FARM

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.

BRICK 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.

HEDGING AS SHOWN

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

AS EXISTING -

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~~ — 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.

£95.00

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

SIGNED R Bragg ANDREWS KAUK ASSOCIATES ON BEHALF OF LUFF FARMS LTD DATE 13.4.2000

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".

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PLANNING APPLICATION 20.MAY2000* 1 PART2

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				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify		- ENTRANCE GATE & PIERS		
OTHER	Please Specify				
	TOTAL				

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	N/A	
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.

DRIVEWAY / ACCESS TO ASHRIDGEWOOD FARM PREMISES.

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

- EXISTING OCCUPIER

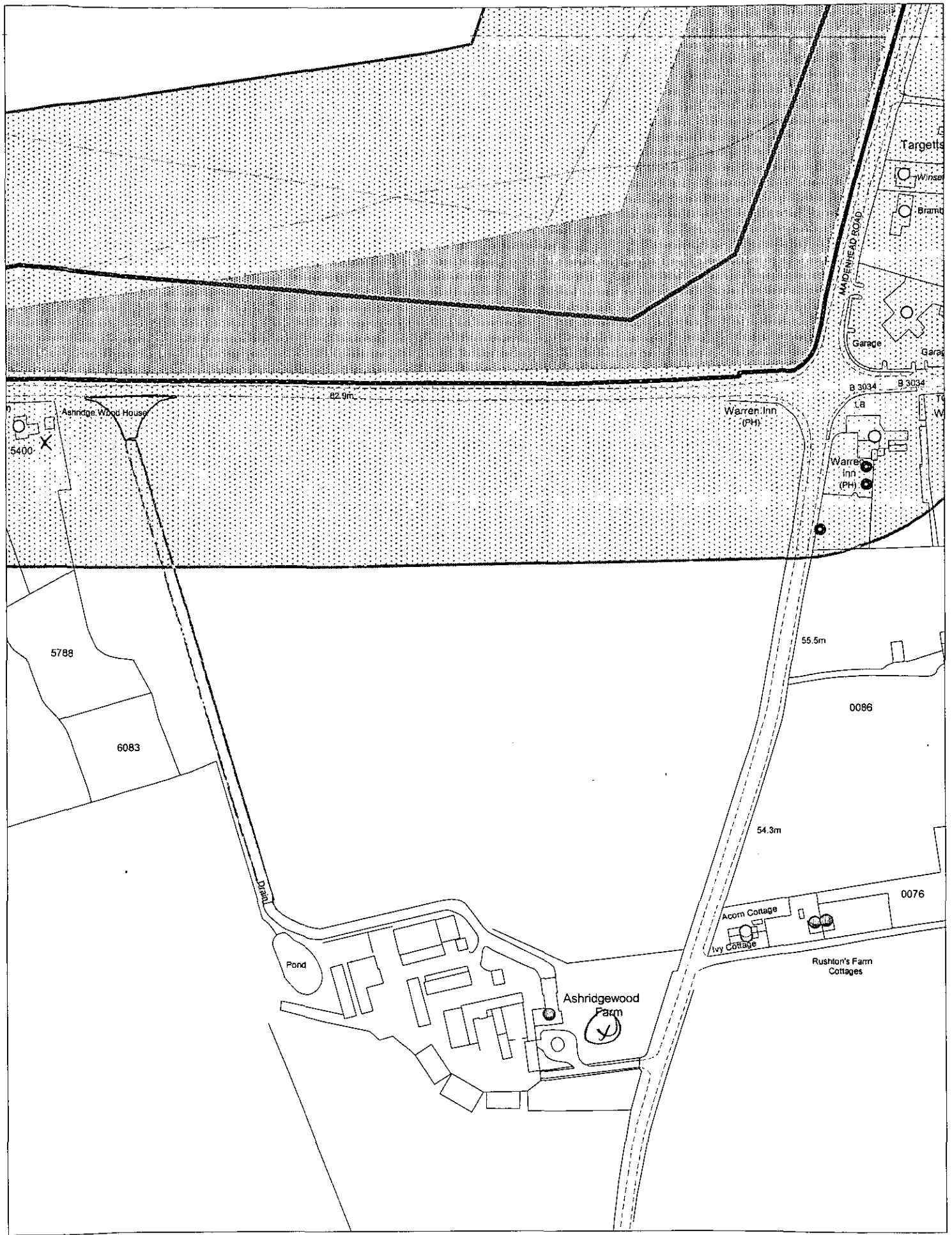
29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
N/A			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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



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Development Control Section, Environmental Services, Wokingham District Council.

4 May 2000

Scale: 1 : 2500

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