APPLICATION NO:

F/2000/2045

LOCATION:
Sandford Farm Mohawk Way, Woodley Reading.

APPLICANT:
Coff Holdings Ltd C/O S J Atkinson

PROPOSAL:
Proposed single storey B1 extension to offices (Retrospective)

EARLIEST DATE FOR DECISION: **24/08/2000**

APPLICATION WILL HAVE EXPIRED ON: 18/09/2000

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

PLEASE PASS COPY OF
DECISION NOTICE TO
ENFORCEMENT OFFICER WHEN
DETERMINED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Coff Holdings Ltd
C/O S J Atkinson
44
Basingstoke Road
Reading
Berkshire
RG2 OEL

Application Number: F/2000/2045

Parish: **WOODLEY**

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

Proposal: **Proposed single storey B1 extension to offices (Retrospective)**

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. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition

3. The area shown on the permitted drawings for vehicle parking 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 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.

Condition

5. All plant, machinery and equipment installed or operated inconnection 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 BS41 42 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. To ensure a satisfactory external appearance

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 interest s of the safety and amenity of occupants.

Reason

5. To safeguard the amenities of neighbouring residents and the locality.

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:
   Loddon Area Local Plan Policies LTV2, LRV1, LRV4, SBE1 and SBE2.
   Deposit Draft Wokingham District Local Plan Policies WCC1, WNC4, WOS3 AND WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 25/09/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2045	EXC
BUILDING CONTROL NUMBER.	RG2000/0013	Alison
~~APPLICANT~~/AGENT	S J Atkinson	
ADDRESS OF SITE	Sandford Farm (farmhouse) Mohawk Way. Woodcote	
DESCRIPTION OF PROPOSED WORK	Single storey side ext. BR (retrospective)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	10309/01 ✓	✓ 10309/01
ELEVATIONS	10309-02	10309-02
FLOOR PLANS	✓	✓

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/9/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	10/10/00	

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

Regularisation.

COMMENCED ON SITE	June 2000
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6479

Date: 5 September 2000

My ref: F/2000/2045

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 Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: F/2000/2045
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed single storey B1 extension to offices (Retrospective)

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 **Emy Circuit** on **(0118) 974 6479**. 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 ~~4th October~~ 18 September 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/2045**
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed single storey B1 extension to offices (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Lennard

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 6479

Date: 5 September 2000

My ref: F/2000/2045

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 McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: F/2000/2045
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed single storey B1 extension to offices (Retrospective)

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 **Emy Circuit** on **(0118) 974 6479**. 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 18 September 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/2045**
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed single storey B1 extension to offices (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor McCann

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

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/2045**

Sandford Farm, Mohawk Way, Woodley, Reading.

***Proposed single storey B1 extension to offices* (Retrospective)**

PLANNING SERVICES	APT
POL	S
DC	
APP	
CS	
22 SEP 2000	
COPIES TO:	ACK:
	FILE:

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 25/9/00

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 6479

Date: 5 September 2000

My ref: F/2000/2045

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/2000/2045
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed single storey B1 extension to offices (Retrospective)

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 **Emy Circuit** on **(0118) 974 6479**. 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 18 September 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/2045**
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed single storey B1 extension to offices (Retrospective)

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.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/2045

Applicant : Coff Holdings Ltd C/O S J Atkinson.

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

Proposal : Proposed single storey B1 extension to offices (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		15 August 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 8 August 2000

Date Registered : 24/07/2000

Earliest Date for Decision : 24/08/2000

Latest Consultation Date/Site Notice Expiry Date : 24/08/2000

This application will have expired on: 18/09/2000. 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 :

Highways - conditions

Environmental Health - Landfill gas + noise - conditions

Woodley TC - no justification for extension as no tennant - would be a new building in effect - speculative development.

Sonning Eaze - neighbours - proximity to access road may increase existing disturbance problems.

Environment Agency - [illegible]. need further info on landfill gas mitigation and levels.

Planning Issues :

Countryside

- character of area.

Application Number: F/2000/2045
Sandford Farm, Mowhawk Way, Woodley

Appraisal: Change of use of the Farmhouse to B1 offices and the barn to storage was initially granted planning permission in 1993 (41576) and renewed in 1999 (99/70477/F). Also in 1999 permission was granted for change of use of the barn to B1. This work is in progress, together with construction of the extension, which is the subject of this application. The extension would result in a 59m^2 (17%) increase in the floor area of the former farmhouse and would be used as an office/reception area. This would be a small scale addition to the premises, appropriate to the rural area and would not be out of keeping with the character of the building.

Recommendation: conditional approval

Application Number F/2000/2045
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	
03 04	SC28	SR06	parking
04 05			
			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:		in the interests of the safety and amenity of occupants ?
05. 06			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.
		SR05	
			Plus policy information N16
			LHLP- LTV2, LRV1, LRV4, SBE1, SBE2
			WDLPDD- WCC1, WNC4, WOS3, WBE1

RECORD OF SITE VISIT

SITE ADDRESS: Sandford Farm
Mohawk Way Woodley Reading.

APPLICATION NUMBER: F/2000/2045

OFFICER: Emy Circuit

DATE OF SITE VISIT: 8 August 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? at entrance to site on fence.

2. DESCRIPTION OF SURROUNDINGS

landfill site

3. DESCRIPTION OF SITE/BUILDING

former farmhouse under conversion to B1 offices.

4. RELATIONSHIP TO ADJOINING PROPERTIES

none nearby

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/2045	Mr W N Kirkpatrick 7 Summerleaze road Maidenhead SL6 8SP

App. approved,
Letter sent 27/09/00

Received by Wokingham District Council

Application No: F/2000/2045

Proposal:
Proposed single storey B1 extension to offices (Retrospective)

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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/08/2000. 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

31 July 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 JUL 2000

Officer: EXC - | Application No. F/2000/2045

Map No. 43 Site ...067...

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY BI EXTENSION TO OFFICES (RETROSPECTIVE)

Location: FARMHOUSE SANDFORD FARM MOHAWK WAY

Parish: WOODLEY Ward: Coronation

31.7.2000

Applicant: COFF HOLDINGS LTD

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

(6)

Enforcement Section to be notified ☑ 31/7 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 : 31.7.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ ✓ 250m landfill
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
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:

No pre-apps.....

.....

Rural Area.....

NEIGHBOURS:

S/N at [redacted] access point Sufficient ✓

Our ref: SP\2000\002185\001
Your ref: F/2000/2045

Date: 22nd August 2000

ENVIRONMENT AGENCY 33451
POL | TLS
DC | ENF
APP |
CS |
24 AUG 2000
COPIES TO: | ACK: | FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End, Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Emy Circuit

Dear Sir/Madam

B1 EXTENSION TO OFFICES (RETROSPECTIVE)
SANDFORD FARM, MOHAWK WAY, WOODLEY

Thank you for your letter dated 31 July 2000 which was received on 3 August 2000. You are asked to quote the following reference in any correspondence: SU77SE/19/2. The Environment Agency has the following comments:

Environmental Planning: Contact John Naylor on 01276 45 4368

I note that no information on risk from the migration of landfill gas has been provided in support of the application despite the location of the development. A landfill gas risk assessment should therefore be carried out to identify whether any mitigation measures will be needed to protect the building from landfill gas.

Development Control: Contact Amanda Reed on 01276 45 4331

The site is partially within the 1968 floodplain of the River Loddon.

In order that I can advise you further on this proposal, I will need to see a plan showing representative levels over the site above Ordnance Datum (Newlyn). Perhaps the applicant could be asked to provide this information.

Following receipt of this information, I will be able to comment further on this application, including any relevant conditions and advice.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter. A copy of this letter has been sent to the agent.

Yours faithfully

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Sarah Paxman
Development Planning Officer

cc: S J Atkinson, 44 Basingstoke Road, Reading, Berks RG2 0EL

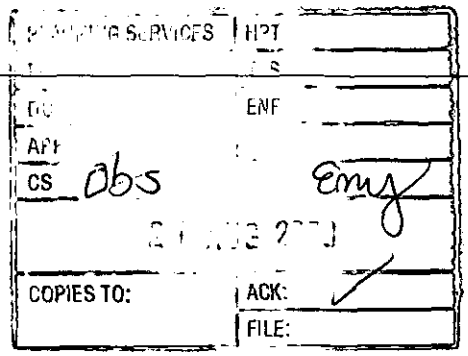
Summerleaze

7 Summerleaze Road
Maidenhead
Berkshire
SL6 8SP
Tel: (01628) 630444
Fax: (01628) 773160

Date: 18 August 2000

Our ref: WNK/CHA/103/760

Your ref:



Miss E Circuit
Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks

Dear Miss Circuit

RE: RETROSPECTIVE APPLICATION NO. F/2000/2045

We have no objection in principle to the above application.

However you should be aware that the applicant has raised the issue of noise from our adjoining works with your Environmental Health department. By extending the building as proposed, the applicant is bringing the office development closer to our access road for heavy vehicles, which could in turn lead to further complaints of noise intrusion from the applicant and/or the occupants of the proposed offices.

We would be obliged if you could bear these observations in mind if you decide to grant permission for the development.

Yours sincerely
SUMMERLEAZE LTD

PP

W N Kirkpatrick
Director

FROM: Emy Circuit

DATE: 31 July 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES | RPT 33212
POL | TLS
DC | ENF
APP

17 AUG 2000

COPIES TO: | ACK: | FILE:

Application Number: F/2000/2045

Proposal: Proposed single storey B1 extension to offices (Retrospective).

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

Applicant: Coff Holdings Ltd C/O S J Atkinson.

Your observations are required in respect of this application **by 24/08/2000** .

The committee could see no justification for an extension to an existing building for a new tenant and without a known user. In effect this would be a new building.

The original permission was for a change of use of an existing building and therefore this can be classed as speculative development.

SIGNED: Shew Keena DATE: 16.8.00

Clerk To Woodley Parish/Town Council.

PLANNING SERVICES | HPT 32827
POL | TLS
DC | ENF
CS |
09 AUG 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/sandford

To: Emy Circuit, Development Control

Your Ref: F/2000/2045

Date: 08 August 2000

PROPOSED SINGLE STOREY B1 EXTENSION TO OFFICES (RETROSPECTIVE) FARMHOUSE, 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. (SR05)

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

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 31 July 2000

Application Number: F/2000/2045

Proposal: Proposed single storey B1 extension to offices (Retrospective)

Parish: WOODLEY TOWN

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

Applicant:
Coff Holdings Ltd C/O S J Atkinson.

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).

Sc 23 (Parking)

SR 06.

Signed: _____ **Print name:** ADAM COGGINS

04/08/00.

24.JUL.2000* 2045

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

CHARTERED
ARCHITECT

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

20th July 2000

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks

Re: The Farmhouse, Sandford Farm, Mohawk Way, Woodley.

Dear Sir,

Please find enclosed six copies of drawing 10309-01 and 02, forms and a cheque for £190 in support of an application for a retrospective application for an extension to the farmhouse.

The applicant would like to enlarge the entrance / reception area of the building to provide increased accommodation. Additional car parking facilities have been provided (3 spaces).

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

WOKINGHAM DISTRICT COUNCIL

Application No.

24.JUL.2000* 2045

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

Signed . . . . . .

On behalf of . . . . . COFF HOLDINGS LTD . . .

Date . . . . . 20th July 00 . . . . . .

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

(1) SANDFORD FARM — Mohawk Way

ADDRESS ~~OFF BEGGARS HILL ROAD~~ PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU. 43 7873

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
491/48	Mrs. F. G. Miles	Part of S/D. Agricultural Cottages in grounds of Farm	11.12.48	App.
R/81/60	Mr. G. Loring	Alterations & Additions	10.5.60	App
0/51/66	Fern Hill Sand & Gravel Co Ltd	Outline - Residential, Commercial, industrial use of land etc.	22.4.66	N/A - Refus
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 & Excavation of Sand & gravel		C/A
BR 10180	"	OFFICE & STORE ROOMS	06.2.79	App n/a
10700	H.A. COFF LTD	INFILL OF GRAVEL WORKINGS AS LAND ON 04143	9.2.88 FINAL LEVELS	C/A
15631	SUMMERLEAZE GRAVEL CO. LTD	ALT. TO EX. GRAVEL PROCESSING PLANT TO PROVIDE NEW SCREEN CRUSHER & CONVEYORS	4.11.81	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) E

ADDRESS SANDFORD FARM, PARISH WOODLEY (4)

PLOT No. ORD. SHEET No. SU 7873

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 care-taker's flat.	25.9.81	N/A C
15740	" "	Bailey Bridge over river between Whistley Court Farm & Sandford Farm	27.8.81	P.I
16754	"	NEIGHBRIDGE & OFFICE	14.6.82	T.P
BR 18165	"	ALTS. & EXTENSIONS TO USE AS OFFICES & CARETAKERS FLAT AMEND. OF 04143	29.3.82	App C/A Road
17345	"			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) SANDFORD FARM MOHAWK 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
20155	SUMMERLEAZE GRAVEL	TEMP. BRIDGE OVER RIVER TO RETAIN ~~A~~ REHL	~~18-11-83~~ ~~28-10-83~~	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	12.3.85	CIA
22442	"	BATCHING PLANT		
	"	RADIO AERIAL	19.2.85	N/A CIA
22756	"	AMEND. TO APP. SCHEMES RE WORKING & INFILLING INCL. IMPORT OF PAPER ETC.	~~2~~6.85	N/A CIA
24314	"	AMEND APP. SCHEME OF INFILLING	3.12.85	CIA
~~29519~~ 29519	"	CONVEYOR FROM CHA FARM & WHISTLEY COURT FARM	24.2.88	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 22442 - VARIATION OF COND. 2 - 9.6.87

DRAINAGE

091074 ~~35017~~ 35017 " SILT LAGOONS / WEIGHBRIDGE ~~9-5-90~~

(4) ADDRESS SANDFORD FARM MOHAWK 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 BT. PLANT & BB.	17.8.90	CIA
34887	"	VAR. ON 16754 & 15762 - REL. OF WEIGHBRIDGE & ASS. OFFICE BLDG. CONT. USE OF SANDFORD FARM HOUSE AS OFFICES, CANTEEN MESS ROOM, CAR PARKING & LAT	17.8.90	CIA
34888	"	VAR. COND 2 ON 20155 - RETENTION OF BRIDGE	18.7.91	31.12.9

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

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

(5) ADDRESS SANDFORD FARM MOHAWK WAY PARISH WOODLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
*38464	• ~~INVALID~~ SUMMERLEAZE	C/O/USE TO FORESTRY & NATURE CONS. LAKE/RETENTION OF MAIN ROAD	26.3.93	C/A 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/A
•40390	• "	CANTEEN & TOILET FACILITIES (APP UNDER 40390)	11.2.93	31.12.20
•41530	• SUMMERLEAZE	RELOC. TOILET/CANTEEN	6.10.93	31.12.20
**41576	• HARRY COFF FARMHOUSE	TO OFFICE/BARN TO STORAGE	26.11.93	C/A
**41577	HARRY COFF STABLES	TO B1 REFURB	17.11.93	C/A
•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	REL
EP94/2398	" FARMHOUSE	REFURB. OF FARMHOUSE INTO OFFICES	21.4.94	REL

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

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	SEE APPEAL	DEC.
		CONT. USE - HOUSE B1 - BARN B8		
42949	RMC.	VAR. COND 1 ON 34886	20.4.97	28.2
		PERMITTING MATERIAL USED		
		IN CONCRETE MANUF. OTHER		
		THAN THAT IMPORTED FROM		
		W.C. FARM & LEA FARM		
43926	HARRY COFF	PART C/O/USE & 1ST FLOOR	6.3.95	REL
		LET TO UNIT 3 - CARETAKERS' BUNGALOW		
		STABLES - RE 41577		
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	HICKS 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 CONVEYOR	11.11.97	31.12.200
97/66153/V	• "	" WEIGHBRIDGE OFFICE / LABORERS MANAGERS OFFICE	11.11.97	31.12.20
97/66154/V	• "	" CANTEEN / TOILETS	11.11.97	31.12.20
97/66155/V	• "	" BRIDGE OVER OLD RIVER LODDON	11.11.97	31.12.200
97/66156/V	• "	" HAUL ROAD	17.11.97	31.12.20
97/66157/V	* "	VAR. CONDS 2/3 OF 34586	11.11.97	31.12.200
97/66158/V	* "	" " 1/2/3/23	11.11.97	31.12.200
~~97/66151/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	A
99/69524/0				
~~FP/99/8344~~	Harry A Coffe	Refurb + C. of U. of BI Units	12.2.99	REF

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

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

1933

(8) SANDFORD FARM

ADDRESS MOHAWK WAY PARISH WOODLEY

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
FP99/8346/A	Harry A Coff Ltd.	Refurb + C. of V. to BI 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. BI barn → BI office + "		
		1st fl. + dormer extensions "	24.11.99	C
VAR/2000/0415	" " "	Var. cond. 4 (41576) to allow BI use with associated storage	03.05.00	
VAR/2000/0429	" " " stables	Var. CONDS (41577) to allow unrestricted office use	05.05.00	
F/2000/1229	" "	con of B8 to BI (Amend 70477)	21.06.00	C
F/2000/1442	Summerleeze Ltd	Stationing of mob. home (retrospective)		
FP/2000/0300	S J Ackinson	Conversion of Bldg to B1 use	20.3.00	REF

MINISTRY DECISION

SPECIAL ORDERS

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.'

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

24.JUL.2000* 2045

1.	APPLICANT'S NAME	COFF HOLDINGS LTD.
	ADDRESS	C HOUSE STANHOPE ROAD, CAMBERLEY SURREY.
	POST CODE	GU15 3BW PHONE 01276 62262.
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 2223
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	FARM HOUSE STANDFORD FARM, WOODLEY.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		OFFICES (B1)
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	OWNERS.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	LOCATION PLAN. 10309-01 10309-02

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.

B1.

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.

RED/BROWN CLAY ROOF TILES TO MATCH EXISTING WHITE PAINTED FASCIAS + SOFFITS TIMBER WINDOWS & DOORS. RED BRICKS TO MATCH 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.

UNCHANGED. DWARF BRICK WALL.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO NEW SOAKAWAY.

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

UNCHANGED.

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	/	*	/	*	/	*
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

YES.

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.

£ 190.00.

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 [signature] ON BEHALF OF COFF HOODINGS LTD DATE 20th July 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.

	USE CLASS	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 AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)	346m²		59m².	
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				
OTHER	Please Specify				
	TOTAL	346		59	

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	12	-
Proposed	15	-

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?

UNKNOWN.

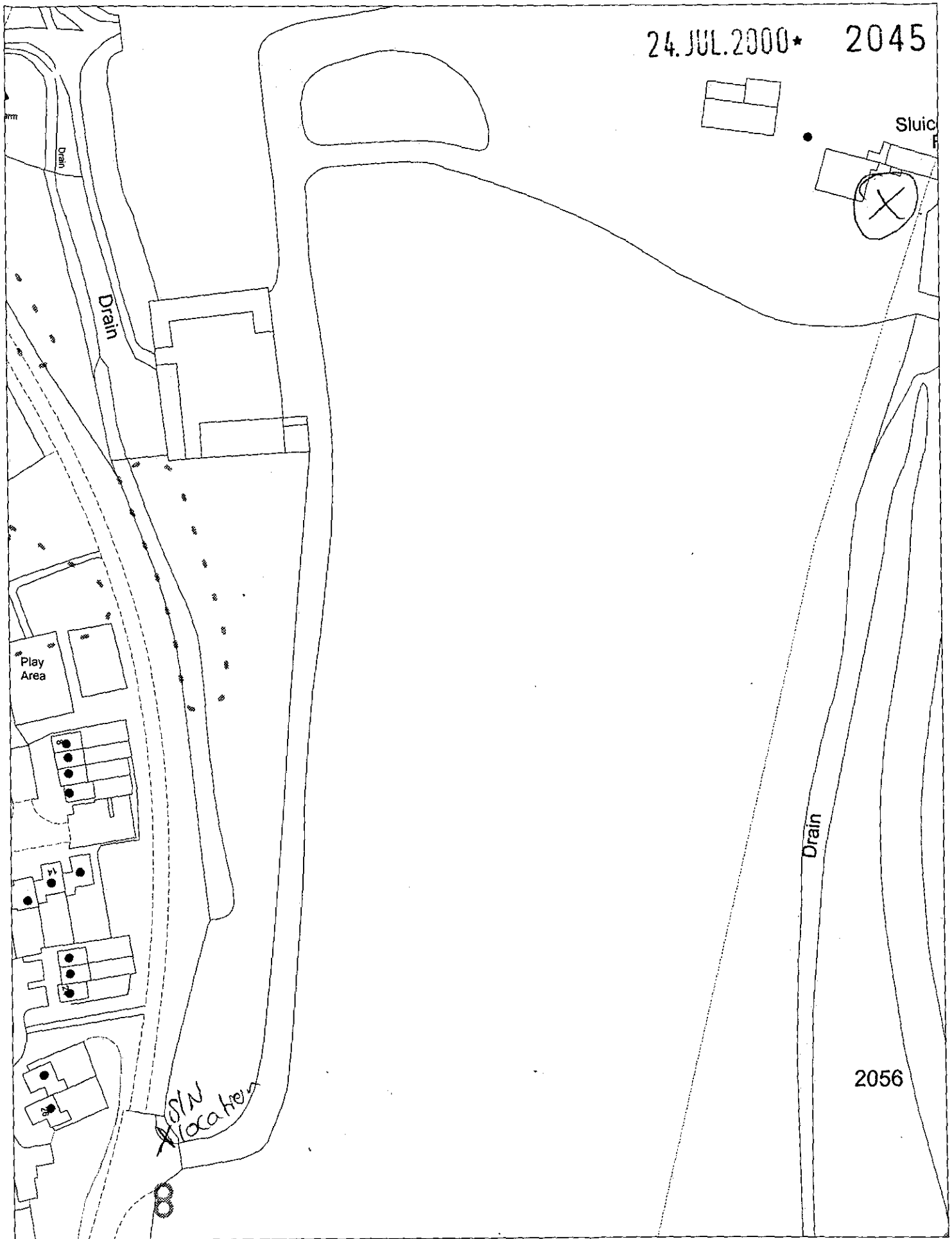
29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
UNKNOWN.			

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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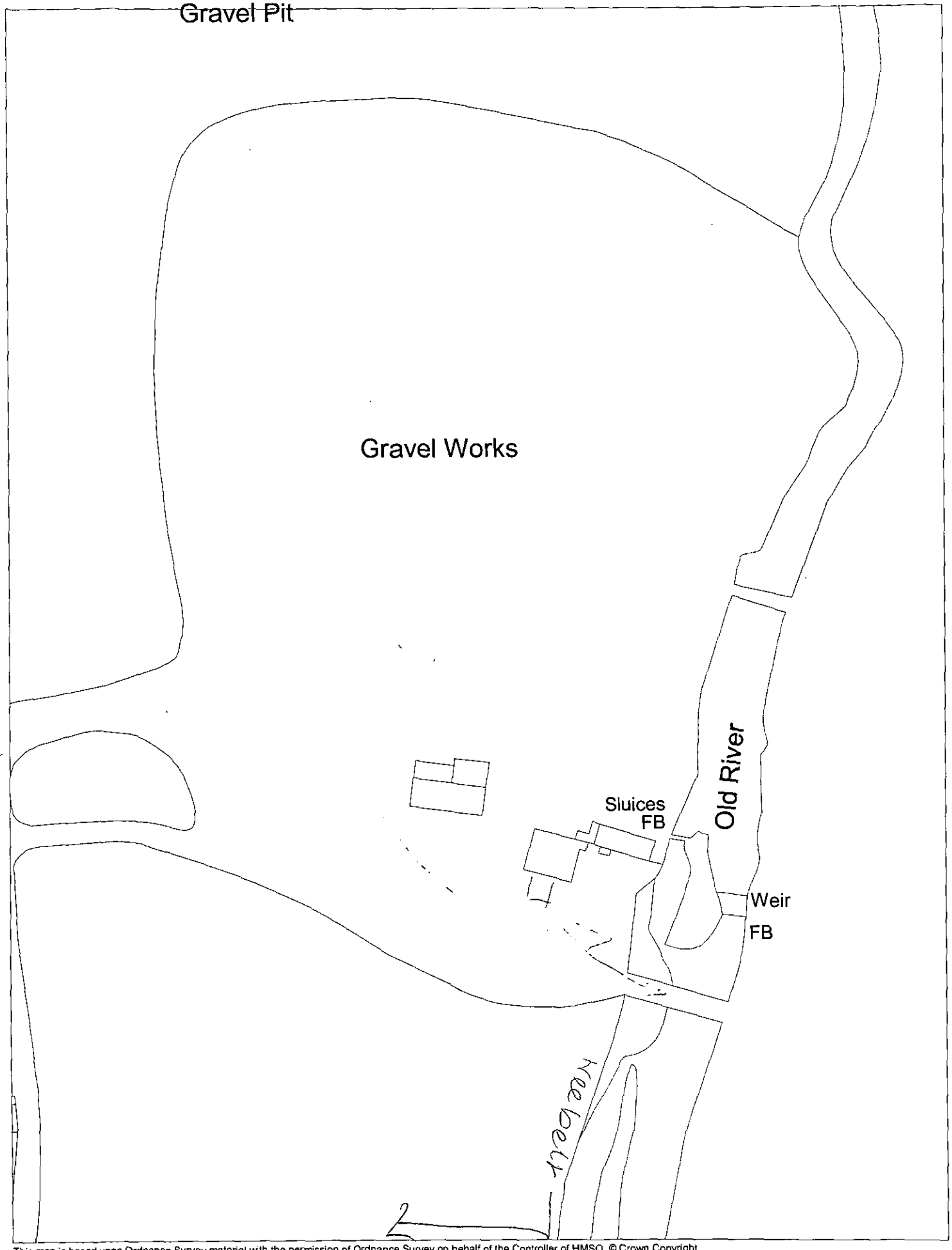
Development Control Section, Environmental Services, Wokingham District Council.

27 July 2000

Scale: 1 : 1250



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Development Control Section, Environmental Services, Wokingham District Council.

4 August 2000

Scale: 1 : 1250

N
W E
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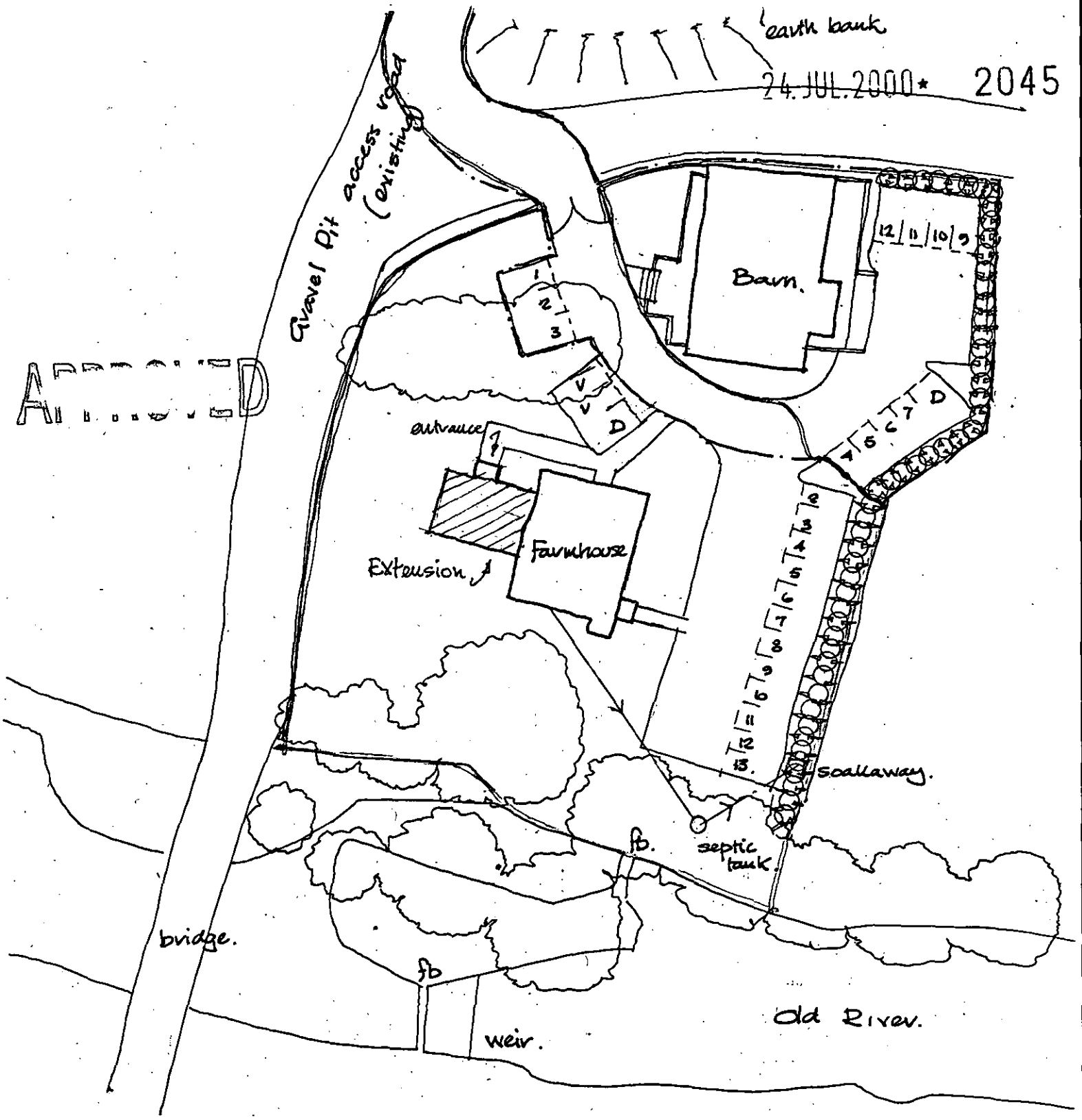


10/10/00

SANDFORD FARM. WOODLEY.

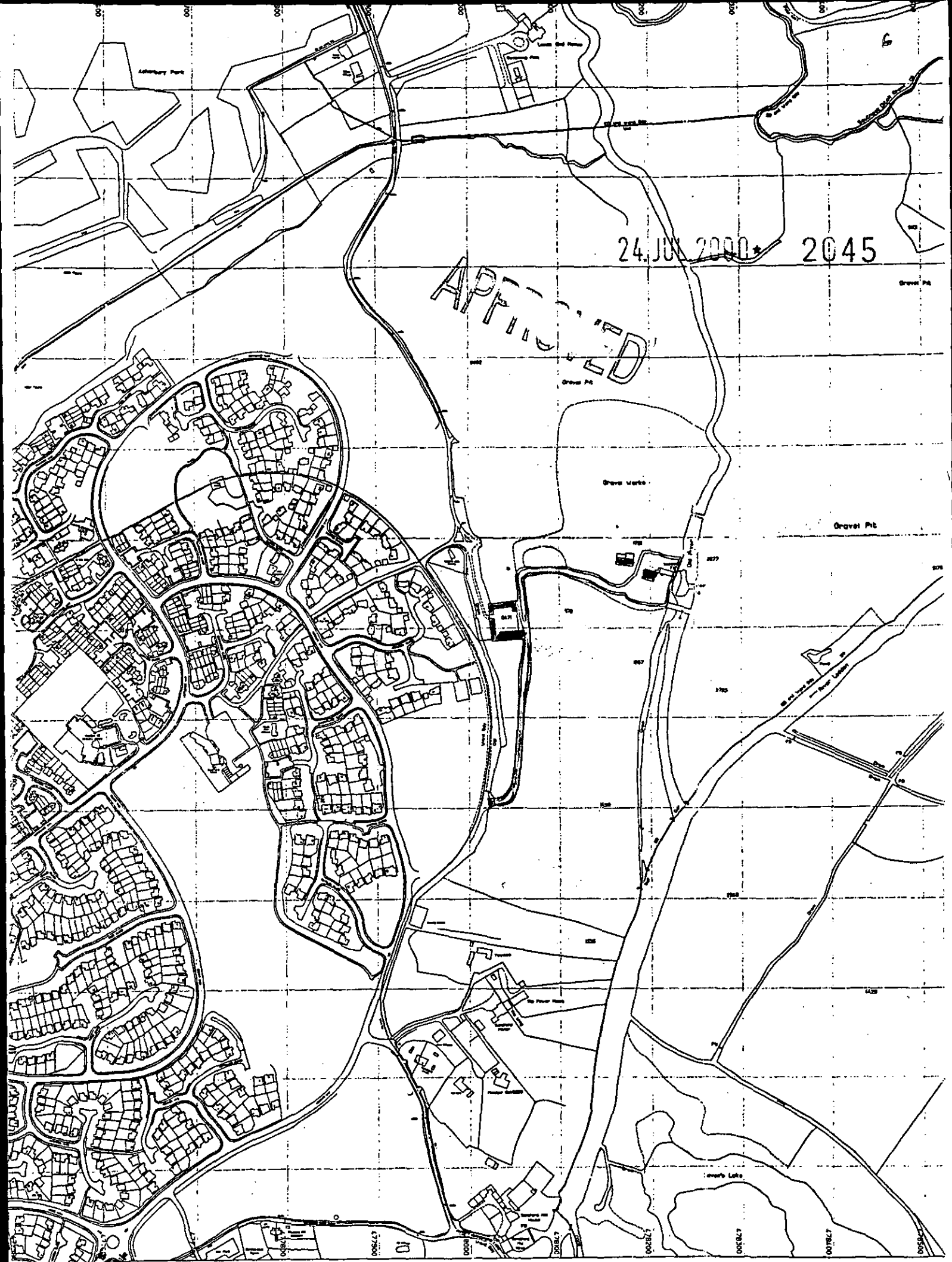
FARMHOUSE & BARN.
LAYOUT.

Steve Atkinson. RIBA.

10300/01.

1:500

19th July 00.


24 JUL 2000 2045
APPROVED
Gravel Pit
Gravel Pit
Gravel Pit
Gravel works
Gravel Pit
Gravel Pit
Gravel Pit