

From: mark leedale <markleedale@hotmail.com>
Sent: 03 December 2024 11:45:05 UTC+00:00
To: "Benjamin Hindle" <Benjamin.Hindle@wokingham.gov.uk>
Subject: Re: 242131
Attachments: 1203 Caravan purchase 2024.pdf

Dear Ben,

Please see the attached which I hope is of assistance.

Regards,
Mark Leedale
MLP

From: Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk>
Sent: 02 December 2024 09:42
To: mark leedale <markleedale@hotmail.com>
Subject: RE: 242131

Dear Mark,

I hope you had a nice weekend.

I am hoping you can help clarify a point for me. With respect to the caravans on site, I note that the statutory declaration outlines that one of the caravans was purchased in 2020. So we are on the same page, is it suggested that the 2020 caravan replaced an earlier one on site which did not interrupt the consistent use?

I would be grateful if you could please confirm which caravans as annotated were purchased at what point.

Kind Regards,

Ben

Benjamin Hindle, BA (Hons), AssocRTPI
Principal Planning Officer (L3 Specialist) – Development Management and Compliance
Wokingham Borough Council
Email: Benjamin.Hindle@wokingham.gov.uk
Telephone: 01182378680
Mobile: 07917080027

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From: mark leedale <markleedale@hotmail.com>
Sent: 22 November 2024 13:16
To: Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk>
Subject: Re: 242131

Thanks Ben,
You too
Regards,
Mark

From: Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk>
Sent: 22 November 2024 08:38
To: mark leedale <markleedale@hotmail.com>
Subject: RE: 242131

Dear Mark,

Thank you very much for the attached, I will index that now.

Wishing you a nice remainder to the week, and an excellent weekend.

Kind Regards,

Ben

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From: mark leedale <markleedale@hotmail.com>
Sent: 21 November 2024 20:13
To: Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk>
Subject: Re: 242131

Dear Ben,

You are correct that there are two '5's and one of these should be a '9'. The southernmost '5' is now a '9'. My apologies for the drafting error.

I attach the corrected plan MLP/02/B and the amended SD as requested. Both are consistent.

Regards,
Mark Leedale
MLP

From: Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk>
Sent: 21 November 2024 10:04
To: mark leedale <markleedale@hotmail.com>
Subject: RE: 242131

Dear Mark,

I am hoping you can assist with a point of clarity on the submitted plans. Reference is made to building '9', but I cannot see this annotated on the plan below. There appear to be two '5's' so I'm wondering if maybe a part of the number was cut out when scanning. Can you please confirm by annotation on the plan below which building constitutes building '9'?



Kind Regards,

Ben

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From: mark leedale <markleedale@hotmail.com>
Sent: 12 November 2024 08:52
To: Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk>
Subject: Re: 242131

Dear Ben,

Perhaps a week for the SD as I only posted it yesterday morning.

I agree that an EOT until 13.12.2024 would cover the time needed

Kind regards,
Mark Leedale
MLP

From: Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk>
Sent: 12 November 2024 08:41
To: mark leedale <markleedale@hotmail.com>
Subject: RE: 242131

Dear Mark,

Thank you for the attached, it is much appreciated. I will append them to the application now.

Noted on the timescales – Could you please advise when an updated statutory declaration might be with me?

I agree that a further extension is likely needed. I would be grateful if you could please confirm your agreement to 13/12/2024.

Many thanks for your help as always.

Kind Regards,

Ben

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From: mark leedale <markleedale@hotmail.com>
Sent: 11 November 2024 09:34
To: Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk>
Subject: Re: 242131

Dear Ben,

Please see the attached. I think we may need a further EOT beyond 22.11.24.

Kind regards,
Mark Leedale
MLP

From: Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk>
Sent: 30 October 2024 09:10
To: mark leedale <markleedale@hotmail.com>
Subject: RE: 242131

Dear Mark,

Thank you very much for confirming, that would be excellent.

I managed to get out on the bike this week at Flyup 417 in Gloucester. My wrists aren't what they used to be and that is with 150mm of suspension front and rear! Nice to clear the mind in any case.

I look forward to hearing from you with the updated plans and extension. Would you mind confirming this for 22/11/2024 on a provisional basis? I hope I can work quickly upon receipt to avoid any further delays.

Thank you for your help as always and speak soon.

Kind Regards,

Ben

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From: mark leedale <markleedale@hotmail.com>

Sent: 28 October 2024 10:23

To: Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk>

Subject: Re: 242131

Dear Ben,

All of this looks fine and I can certainly do this quickly and agree an EOT.

I will probably go out for a bike ride just to get away from planning!

Regards,
Mark Leedale
MLP

From: Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk>

Sent: 28 October 2024 10:15

To: mark leedale <markleedale@hotmail.com>

Subject: RE: 242131

Dear Mark,

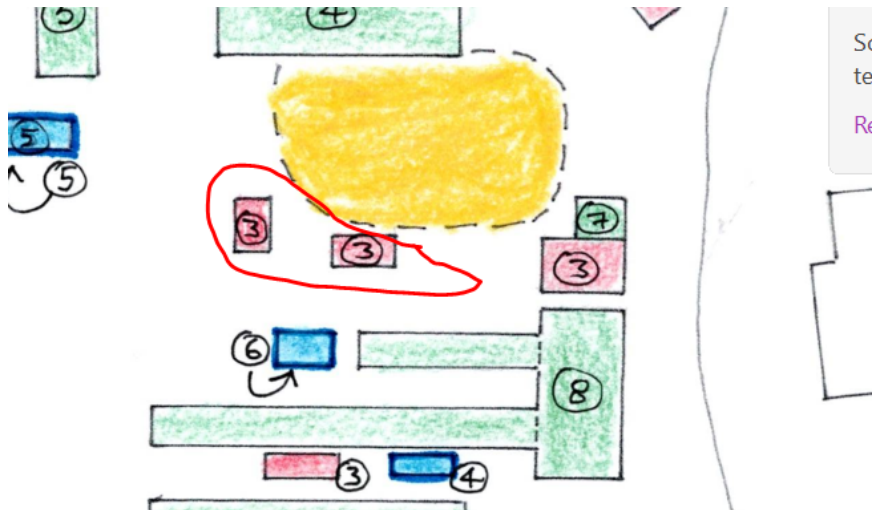
Hoping all is well.

Further to review of the full submitted statutory declaration and meeting with Paul on site, I would appreciate further clarity on the below points please:

1. Paul had mentioned that whilst agricultural storage had been applied for, in reality this has always been a mixed use within the buildings. Please can you update the plans to show a mixed storage between personal and agricultural. Within buildings 1 and 5 where this split is more evident (i.e. one half of the unit with machinery and fencing, one half with old bed frames etc) can you please split the unit on the drawings as such? If building 1 is to be split (which I would recommend), could you please remove the

caravan highlighted in blue as this would be resolved through the 'personal storage' use given its nature, as opposed to a use class in itself.

2. The buildings highlighted below were not evidenced on site and are not visible in aerial imagery. Paul had confirmed that there may have been some confusion as he did not recall buildings in this location. I would be grateful for the updated plan (and statutory declaration) to remove reference to these buildings.



3. Caravan 5 does not exist at present, and Paul has confirmed that it was not stored in this location for the relevant period. Whilst I appreciate google earth suggests it was there for a little while, it was not present during earlier officer site visits and appears from the aerials not have been in situ for the 10 year period required. I would be grateful for the updated plan (and description) to remove reference to caravan 5.



In line with the above, I would be grateful for your confirmation of the following amended description:

“Application for a certificate of lawful development for the continued use of buildings for agricultural and personal storage purposes, use of the land as a contractors yard and storage of 4.no touring caravans, all in excess of 10 years.”

Further to receipt of the above (which I would appreciate within the next two weeks if practical), I politely request a further 21 day extension from date of receipt (whenever that may be). I would be grateful for your confirmation of EOT by the end of the week please based on an anticipated date of receipt.

Apologies for the questions, but I would far prefer working with you both to achieve a satisfactory result as opposed to refusing the application.

Should you have any queries, please do not hesitate to contact me, I am here to help.

Thank you and speak soon.

Kind Regards,

Ben

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From: mark leedale <markleedale@hotmail.com>

Sent: 03 October 2024 13:24

To: Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk>

Subject: Re: 242131

External Email

CAUTION: This is an EXTERNAL EMAIL - STOP & THINK before clicking a link or opening attachments.

Dear Ben,

It has been pointed out to me that the SD which I sent on 16th September has not scanned correctly. I apologise and attach the full document.

Regards,
Mark Leedale
MLP

From: mark leedale <markleedale@hotmail.com>
Sent: 16 September 2024 07:14
To: Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk>
Subject: 242131

Dear Ben,

Good morning. Please find attached the SD of Paul Taylor with my apologies for the delay.

Regards,
Mark Leedale
MLP

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