APPLICATION NO:
F/2000/1403

LOCATION:
Lea Farm Lodge Road, Hurst Reading.

APPLICANT:
Mr P J Lee C/O Robin Bradbeer Ltd

PROPOSAL:
Proposed change of use of redundant farm building to use within classes (B1, B2, B8).

EARLIEST DATE FOR DECISION: **10/06/2000**

APPLICATION EXPIRY DATE: **28/06/2000**

CASE OFFICER: **Mrs B Polnik**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P J Lee
C/O Robin Bradbeer Ltd
20 Lansdown Parade
CHELTENHAM
Glos
GL50 2LH

Application Number: F/2000/1403

Parish: **HURST**

Location: **Lea Farm, Lodge Road, Hurst, Reading**

Proposal: **Proposed change of use of redundant farm building to use within classes (B1, B2, B8)**

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 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
3. 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.

Condition
4. Suitable ventilation and filtration equipment shall be installed to suppress and disperse fumes, dust and/or smell created from operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues. Details of the equipment shall be submitted to and approved by the Local Planning Authority in writing prior to commencement of the development. Equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use and shall be so maintained thereafter. Details to include outlet height, which in general should be at least 1m above ridge height of the nearest building.

Condition
5. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Condition
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
7. All operations associated with the use hereby approved shall be undertaken within the confines of the building and no operations other than parking, manoeuvring, loading or unloading, shall be undertaken outside the building.

Condition
8. No materials or equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.

Condition
9. No external lighting of any type shall be provided without the prior written approval of the Local Planning Authority.

Condition
10. The building shall not be occupied until the vehicle parking spaces have been surfaced and marked out and provided in accordance with the approved drawing 298/00/1. The spaces shall thereafter be kept available for parking at all times.

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

Reason
2. In the interests of health and safety.

Reason
3. In the interests of residential amenity.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

Reason
7. To safeguard the amenities of neighbouring residents and the locality.

Reason
8. In the interests of rural amenity.

Reason
9. In the interests of rural amenity.

Reason
10. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 23/08/2000

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.

PLANNING PERMISSION

CR

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR & MRS P J LEE
C/O MARTIN AND POLE PLANNING
OXFORD HOUSE
39 BROAD STREET
WOKINGHAM BERKSHIRE RG11 1AU

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.40118 (F)

Proposal:
CHANGE OF USE OF REDUNDANT FARM BUILDING TO USE FOR WORKSHOP AND STORAGE PURPOSES AND FORMATION OF NEW ACCESS
LEA FARM LODGE ROAD ST NICHOLAS HURST

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of three months from the date of this approval.

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990.(3R)

02 The access serving the site shall be constructed in accordance with the approved drawing no. L1055/92/2/B and in compliance with the Highway Authority's specification for works carried out on the public highway, within 6 months of the date of this Decision Notice.

02 REASON In the interests of road safety.(550R)

03 The existing access to the site shall be physically closed in accordance with the approved drawing and the verge crossing and infill landscaping shall be reinstated immediately after completion of the new site access road in accordance with a scheme to be submitted to and approved in writing by the District Planning Authority before development commences.

03 REASON In the interests of road safety.(550R)

04 The visibility splays shown on the approved drawing no. L1055/92/2 B shall be provided and thereafter kept free of all obstructions to visibility over a height of 1 metre above carriageway level.

continued

25x10

Application 40118 continued

04 REASON In the interests of road safety.(550R)

05 Notwithstanding the provisions of the Town and Country Planning General Development Order, 1988 (or any order revoking and re-enacting that Order) no further addition or extension to the buildings shall be constructed without the prior written permission of the District Planning Authority. (651G)

05 REASON To help safeguard the privacy and visual amenity of the occupiers of adjacent properties.(170R)

06 The open areas within the application site shall be used solely for the purposes shown on the approved layout that is for the parking of vehicles, access, manoeuvring, loading and unloading purposes only. No part of the site shall be used other than as shown on the approved layout, without the prior written permission of the District Planning Authority. (652G)

06 REASON In the interests of amenity.(90R)

07 The use of the buildings shall at all times be for uses within Classes B1(C) and B8 of the Use Classes Order.

07 REASON To secure the appropriate use of the buildings and for the sake of clarity in accordance with the agent's letter submitted with the application and dated 10.09.92.

INFORMATIVE:-

Area Surveyor at Highways Depot, Tel 0734 752222, should be contacted for the approval of the access construction details before any work is carried out within the highway.(HI2)

Date 03 AUG 1993 R.F. Wilson

District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

continued/-

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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 floorspace		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 redundant farm bldgs.		460		
OTHER	Please specify B1 (c)/B8				460
	TOTAL		460		460

25. IF A 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	18	
Proposed	18	

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON CARRIED ON
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. Assembly/packing/storage/admin.

28. WHO WILL OCCUPY THE PREMISES ?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated ? Unit A and Unit B " Chocolates for for Chocoholics"

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
2 f/t 2 p/t			Not known

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES ? No.

If so, state which material, the quantity and method of storage.

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

25 x

PART OF THE RECORD KEPT BY WOKINGHAM D.C.
IN THE ORDINARY COURSE OF THE BUSINESS.
TODAYS DATE 24/2/99 NAME: M. AFENEY

R.W. Bradbeer BA MRTPI Chartered Town Planner
P.A.H. Lawrence FRICS FSVA P.C. Neale ARICS
S.E. Griffin BSc ARICS D.G. Auger ARICS FSVA

Oxford House, 39 Broad Street
Wokingham, Berkshire RG11 1AU.
Tel: (0734) 771970. Fax: (0734) 771981.

Martin&Pole Planning

Town Planning & Development Consultants

Our Ref RWB/BN/L1055a

Your Ref:

10 September 1992

For the Attention of Mr E Konig

The District Planning Officer
Wokingham District Council
Council Offices
Shute End,
Wokingham
Berkshire

40118/
14 SEP 1992

Dear Sir

LEA FARM HURST
CHANGE OF USE OF REDUNDANT FARM BUILDINGS TO USE FOR WORKSHOP AND STORAGE PURPOSES

I enclose a completed planning application in respect of the above development comprising the following documents:

1. The completed Section 66 Certificate.
2. Six copies of the completed Part 1 and Part 2 application form.
3. Six copies of the submitted plan, drawing no. L1055/92/1.
4. A cheque in the sum of £110 to cover the statutory planning fee.

The three buildings the subject of this application are redundant for agricultural purposes. Redundancy has been brought about since the mid 1980's by the introduction of milk quotas, which have now made it uneconomic to retain the herd size at its earlier level. Whereas the herd stood at 145 in 1985 it now stands at 70. There are adequate existing buildings elsewhere on the farm to provide for current and anticipated farming requirements.

The applicants' family have farmed here since 1903. In addition to owning the land upon which the farmhouses and farm buildings are situated, a surrounding area of farmland extending to approximately 130 acres is farmed under licence. This small family run farm remains a viable working farm providing employment for Mr and Mrs Lee, their son and a relief hand.

Two of the buildings the subject of this application have been used for non-agricultural purposes for the past two years approximately. The rental income generated from the buildings assists to underpin the continued functioning of the farm and the re-use represents an appropriate form of agricultural diversification consistent with government planning policy.

Continued..

25×10

I CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE
URATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING
THE RECORD KEPT BY WOKINGHAM D.C
RDINARY COURSE OF THE BUSINESS.

DATE 24/2/99 NAME M. FEENEY

2.

The District Planning Officer
Wokingham District Council

The relevant details in connection with the buildings the subject of this application are described below:

BUILDING A
Dimensions: approximately 29m x 6m (g.f.a. 174sqm).
Former use: cow shed, now redundant.
Walls: facing brickwork/shiplap boarding
Roof: plain clay tiles.

BUILDING B
Dimensions: approximately 22m x 9m (g.f.a. 198sqm).
Former use: storage of machinery and feed, now redundant.
Walls: blockwork/cladding.
Roof: cladding.

BUILDING C
Dimensions: approximately 11.8m x 7.5m (g.f.a. 88sqm).
Former use: storage of feed, now redundant.
Walls: concrete panels/cladding
Roof: cladding

The application seeks permission for workshop/storage use for purposes within Class B1(c) and B8 of the Use Classes Order. This reflects the prevailing use of buildings A and B which are presently occupied by the firm "Chocolates for Chocoholics". This firm packs and stores specialist gift chocolates which are subsequently collected by representatives for retail distribution elsewhere. No manufacturing or retailing occurs on the site. The business is highly seasonal involving 2 main periods of activity:
1. "Pre-Christmas season" - 6 week period mid-September to end October.
2. "Pre-Easter season" - 6 week period approximately January to February.
During these two "seasons" the owners, Mr and Mrs Cossey, who both work full time for the business, employ two part-time assistants. No other staff are employed. The business only receives deliveries during the "seasons" and then at an average frequency of two or three per week. During the "seasons" representatives visit the site to collect goods for retail distribution elsewhere. The Company services approximately 20 representatives in this area and the frequency of their visits to the site varies according to their turnover. However, the average daily number of representatives visiting the site during the "seasons" is in the region of five to ten. The business operates normal working hours between 9.00am and 5.00pm Monday to Friday and between 9.00am and 1.00pm on Saturday. Mr and Mrs Cossey have one small box van which is used to deliver orders from the site to a handful of representatives who live further afield. The van makes one or two such trips per week during the "seasons" only.

With reference to the level of activity and traffic associated with the working farm it should be noted that a milk tanker attends the farm daily (365 days a year) in addition to which the farm receives regular deliveries of feed and bedding. There are also regular movements associated with general farm activity including visits by farm reps, veterinary surgeons and Ministry officials. In addition, the farm is a Certificated Location for the Caravan Club and the site is regularly visited by Club Members throughout the year.

This application is supported by planning policies expressed at the local, strategic and national levels. At local level the proposal is provided for by policy LC21 in the Deposit Draft Loddon Area Local Plan and complies with all of the specified criteria a) to h):

a) The site does not lie within the Green Belt nor is it in an area of special restraint or landscape protection.

Continued...

25x10 32x

CCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING
OF THE RECORD KEPT BY WOKINGHAM D.C.
ORDINARY COURSE OF THE BUSINESS.

S DATE 24/12/99 NAME M AEENEY

The District Planning Officer
Wokingham District Council

b) Inspection will confirm that the buildings are structurally suitable for the uses for which planning permission is sought. The suitability of the buildings in meeting the needs of occupiers is confirmed by the fact that buildings A and B have been in use for B1(c)/B8 purposes.

c) The proposal does not change the scale and character of the buildings. No additional openings are required and activity is contained within the courtyard formed by the three buildings. Therefore, the re-use does not alter the visual appearance of the buildings when viewed from the surrounding countryside.

d) The buildings are not unsightly or obtrusive elements in the landscape since they are located at the core of the farm building complex at the farm. The buildings are an established part of the local rural scene and part of its character.

e) The proposal will have no adverse effect on the appearance, character or amenity of the countryside or nearby property. There is no change proposed to the physical appearance of the buildings and the activity occurs within the buildings.

f) Satisfactory provision is made for both parking and access.

g) Adequate utility services are available and provided.

h) The applicant will be prepared to undertake additional landscaping to an appropriate standard as may be required by the Council.

At strategic planning level Berkshire County Council, in conjunction with COSIRA, has since 1987 acknowledged and promoted the potential to create jobs for local people through the diversification of enterprises on farms. The leaflet "RE-USE OF REDUNDANT FARM BUILDINGS IN BERKSHIRE" published in December 1987 includes the following statement:

"The County Council is keen to promote and assist new enterprises as part of its employment programme. Converted farm buildings can provide much needed spaces for new firms to start up and additional income for the farmer."

Government planning policy with regard to re-use of rural buildings is expressed in most up to date form at PPG7 published in January 1992. The most relevant parts of the advice appear at paragraphs 2.12-2.15 and at annex D. The advice state that many commercial and light manufacturing activities can be carried out in rural areas without causing unacceptable disturbance and such firms can help to bring new life and activity to rural communities.

"Such re-use or adaptation can help to reduce the demands for new building in the countryside, can encourage new enterprises, and can provide jobs needed in rural areas. There should generally be no reason for preventing the re-use or adaptation of agricultural or other buildings for other uses, provided their form, bulk and general design are in keeping with their surroundings. However, proposals for the re-use of such buildings should not be rejected unless there are specific and convincing planning reasons that cannot be overcome by attaching reasonable conditions to the planning permission. Planning authorities should bear in mind the alternative to re-use may be a building that is left vacant and prone to vandalism and dereliction."
(PPG 7 para. 2.15).

Continued...

25×10 32×1

PART OF THE RECORD KEPT BY WOKINGHAM D.C.
IN THE ORDINARY COURSE OF THE BUSINESS.
TODAYS DATE 24/2/99 NAME M. AEENEY

The District Planning Officer
Wokingham District Council

The advice given at annex D makes it clear that redundancy for its present use is not by itself a sufficient ground for refusing permission for a proposed new use. However, in this case the buildings concerned are genuinely redundant.

On behalf of the applicant we offer for your consideration the following suggested planning conditions in connection with the grant of planning permission:

i) Removal of permitted development rights to extend the buildings the subject of this permission

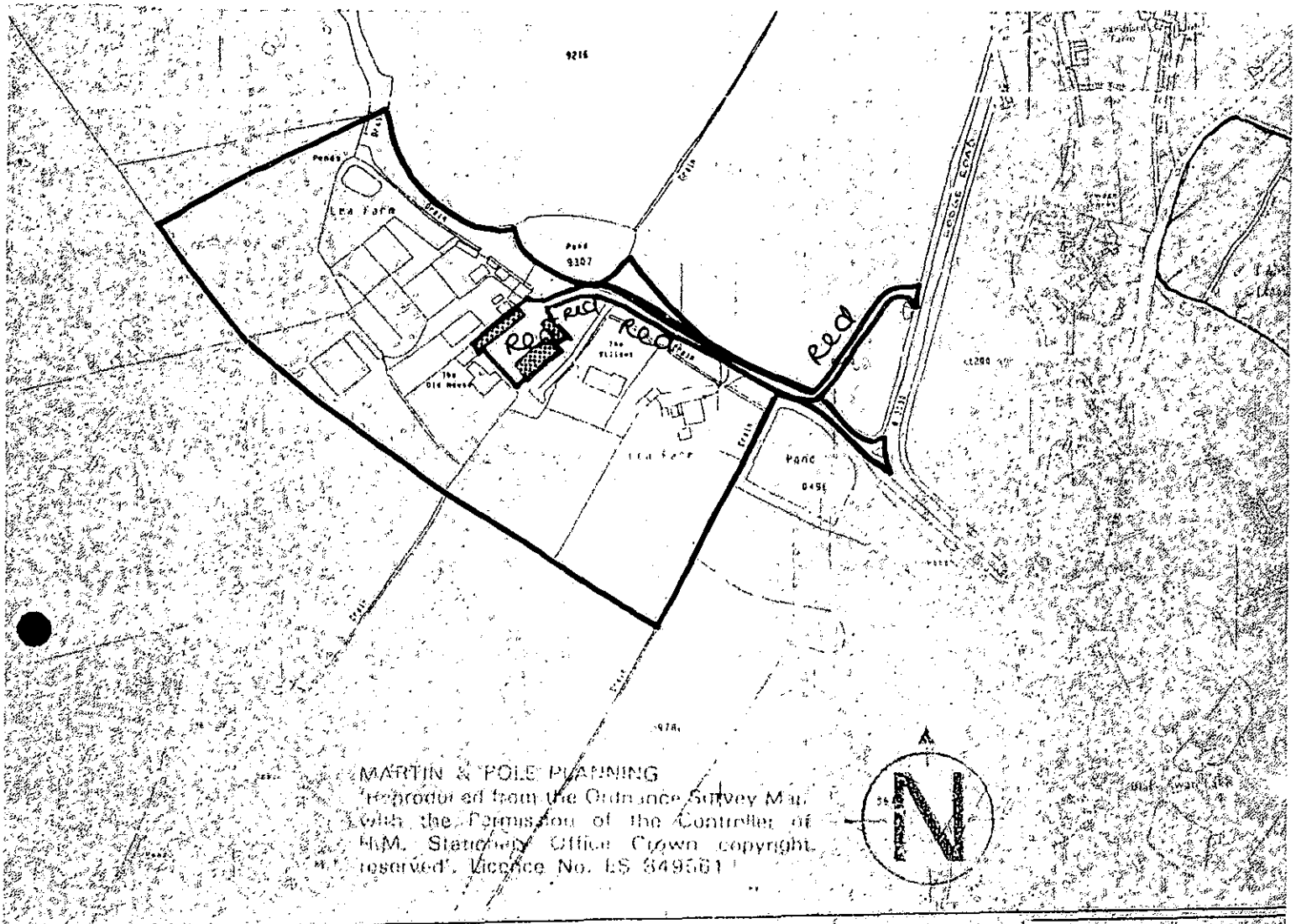
ii) The parking spaces shown on the approved plan shall be kept available for vehicle parking at all times.

iii) No open storage within the site.

Should there be any aspect of this application your Officers wish to discuss further would they please contact me directly. If required, advance arrangements for site inspection can be made either through myself or direct with the present tenants Mr. and Mrs. Cossey who can be contacted on 0734 321043.

Yours faithfully

R W Bradbeer



MARTIN & POLE PLANNING
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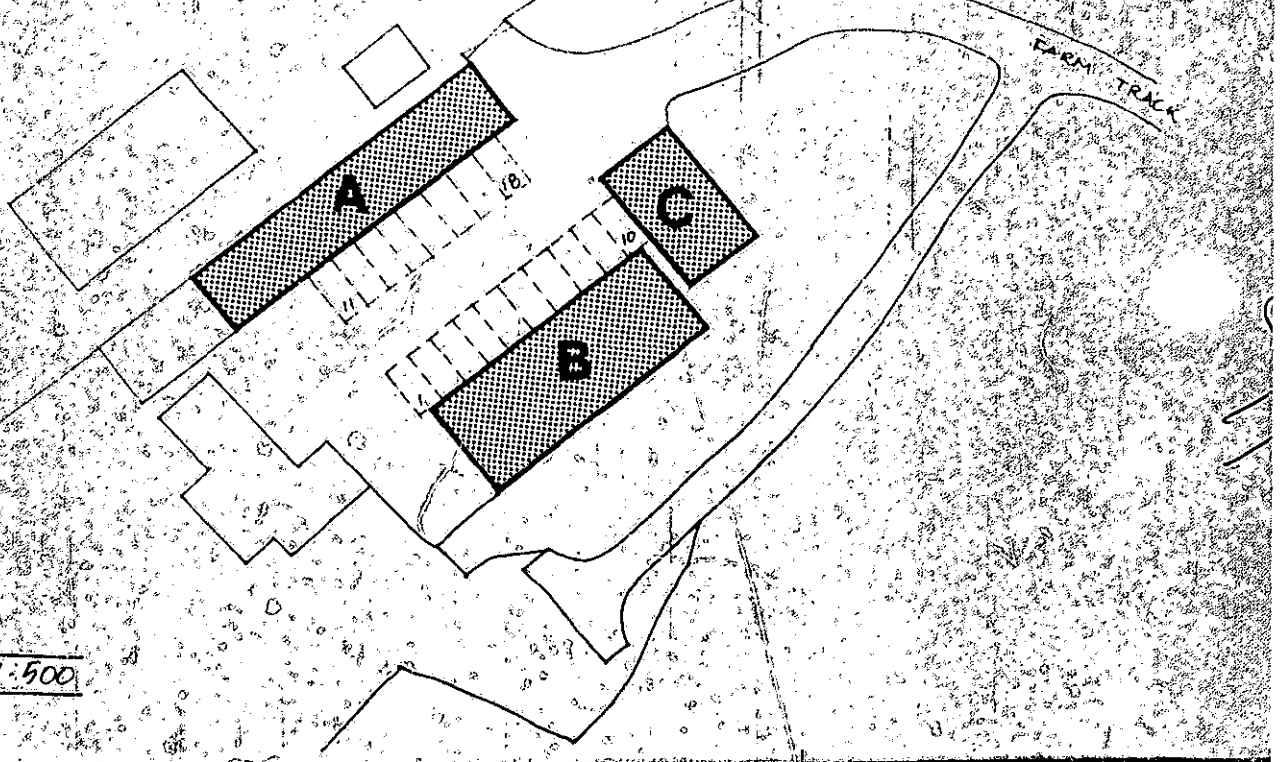
SITE PLAN 1:2500

LOCATION PLAN 1:



LAYOUT PLAN 1:500

0 10 20 30 40 50 60 70 80 90 100

0 1 2 3

I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: WOKINGHAM D.C. IN THE ORDINARY COURSE OF THE BUSINESS
TODAYS DATE: 24/2/99 NAME: M. AHERNEY

Report

Original application used existing access which has reasonably good visibility when exiting but vehicles wanting to turn in cause a hazard when coming from north because to get visibility around the corner to see on coming vehicles (heading north) the vehicle has to position itself around the bend and is therefore not visible to vehicles coming up behind (from north)

Amended application was to address this problem as highlighted by Village Society and Parish Council who both raised no (in principal) objection to the proposal as a whole.

Second amendment to position of new access prevents compaction around root of mature tree. Closure of main access and landscaping of that area will help improve rural appearance on the land.

Use of buildings has no adverse impact on rural surroundings or residential units outside control of farm or occupants. Building of good quality although B & C not particularly attractive but only standard agric. buildings.

I consider that proposal falls within PPG 7 support and within LC 21 LHLP because not prominent in landscape.

Hours of use acceptable. Use itself has not generated excess environmental problems during the period of its existing operation. Do not consider necessary to impose a temporary period. Do not consider that in this location it is necessary to make personal to the applicant or particular use. B1(c) & B8 acceptable; especially with new access.

25×10

Date: 26 October 2000

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2000/1403

Location: Lea Farm, Lodge Road, Hurst, Reading.

Proposal: Proposed change of use of redundant farm building to use within classes (B1, B2, B8).

Applicant: Mr P J Lee C/O Robin Bradbeer Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to conditions 02, 04 & 05 relating to landfill gas monitoring, machinery & landscaping.

Comments are required by 05/11/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1403 (Planaps) / (Ludhouse) Date Rec. 23.10.00

Location: LEA FARM, LODGE RD

Parish HURST

Applicant: MR. P. LEE

Description of attached plans Details pursuant to conditions 2, 4 and 5 relating to landfill gas monitoring, machinery and landscaping

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Env. Health (J. Ellis)

Drawing No's

1. NK (Landscape & Trees) ✓
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

Robin Bradbeer Limited
Planning & Development Consultancy

35634

POL
DC BP
APP
CS
25 OCT 2000
COPIES TO: | ACK:
FILE:

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH
Telephone
01242 577151
Fax
01242 527151
E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

My Ref. RWB/298
Your Ref. F/2000/1403
19 October 2000

1403

For the attention Mrs B Polnik
Development Control

Dear Mrs Polnik

LEA FARM
CHANGE OF USE OF REDUNDANT FARM BUILDING TO USE FOR PURPOSES WITHIN CLASSES B1/B2/B8

In connection with the pre-conditions of the above permission I provide the following details for your approval.

CONDITION 2
The operator of the adjacent mineral extraction site has agreed to co-operate with the applicant by supplying landfill gas monitoring data with specific reference to areas adjacent to the building. I provide a copy of the letter from Summerleaze Ltd dated 19 October together with a bundle of monitoring data. For your convenience I have marked on the accompanying plan the approximate location of the building to which this permission refers.
You will notice from the Summerleaze letter that the landfill is fully regulated by the Environment Agency.

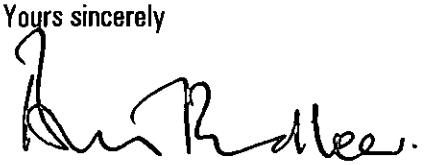
CONDITION 4
The applicant intends to use the building for B8 use and there will be no machinery installed which will create fumes, dust or smell. Therefore, the conditional requirements are not applicable.

CONDITION 5
A copy of drawing no. 290/00/1A is attached which shows details of the proposed landscaping scheme

Registered in England Number: 3372202

I look forward to receiving your reply at your soonest convenience.

Yours sincerely



ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

1403

Summerleaze

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

Date: 19th October, 2000

Our ref: NH

Your ref:

By Fax and by Letter.

Mr Robin Bradbeer,
Robin Bradbeer Limited,
20, Lansdown Parade,
Cheltenham.
GL50 2LH

1403

Fax number, 01242 527151

Dear Mr Bradbeer,

Lea Farm, Lodge Road, Hurst.

This letter is intended to provide background information on the package of environmental monitoring data that I delivered to Mr P.J. Lee on Sunday, 24th September, 2000.

Whistley Court landfill is a fully engineered, contained landfill regulated by the Environment Agency. Waste brought into the site is placed in carefully constructed containment cells, built to plans approved by the Environment Agency. One of the objectives of these arrangements is to ensure that landfill gas, which contains methane (CH_4) and which is generated by the decomposition of waste, does not migrate laterally through the sidewall liner of the landfill to affect adjacent properties. The effectiveness of the sidewall liners in preventing the migration of landfill gas is monitored by sampling gas from boreholes located around the perimeter of the landfill. At Whistley Court, there are forty-seven small-diameter boreholes sited at intervals of about 30 metres around the eastern and southern perimeter of the landfill. If you refer to the plan supplied with the monitoring data, you will see that the boreholes numbered G 30 to G 47 are sited between our landfill site and the farm buildings at Lea Farm. It is for these boreholes that copies of our monitoring data have been supplied.

Shortly after the boreholes were installed, in the summer of 1997, traces of methane were found in G33 and G36 (see the monitoring data supplied). It is certain that this was not the result of landfill gas migrating from our site as, at that time, no infilling had taken place within several hundred metres of the boreholes that were affected. It is not unusual to detect methane, derived from decaying organic matter in the ground, in newly drilled boreholes and the fact that no trace of methane has been detected in these boreholes in recent times confirms that the methane found at that time occurred naturally. At no time has methane been detected in any other of the boreholes.

Summerleaze Limited - Incorporated in England & Wales under Registration No. 1738920 Registered Office: 7 Summerleaze Road, Maidenhead, Berks SL6 8SP
VAT Registration No. 284 2734 68 Directors: P.J. Bray, J.P. Robertson, C.R.S.I.inx, F.C.A., W.N. Kirkpatrick, J.P. Malkinson

At the time of writing, we are tipping waste in Cell E3 (see the plan supplied) and we expect to start tipping in Cell E4 later this year. No waste has been tipped in Area F or Area G (see the plan supplied). Thus, to date, no infilling with waste has taken place adjacent to the farmyard and buildings at Lea Farm.

You will notice from the monitoring data that a number of the boreholes between our site and the farm buildings have been lost since their installation in 1997. It is our intention to recover or replaced the missing boreholes before tipping is started in Cell E4.

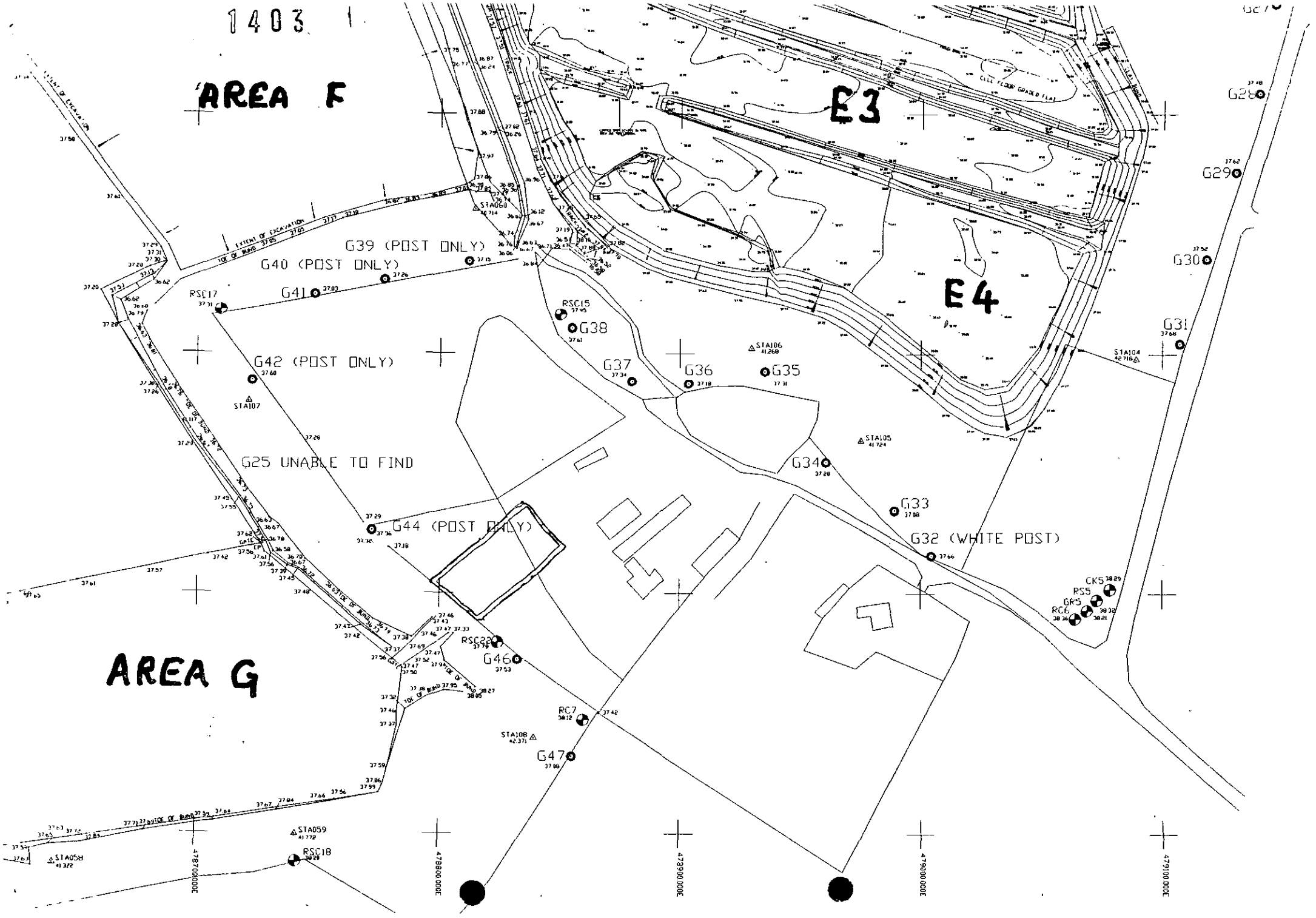
Please do not hesitate to contact me should you require further assistance.

Yours sincerely,

Nick Hopton

Nick Hopton,
Landfill Manager.

1403


1403
AREA F
AREA G
E3
E4
G39 (POST ONLY)
G40 (POST ONLY)
G41
G42 (POST ONLY)
G25 UNABLE TO FIND
G44 (POST ONLY)
G32 (WHITE POST)
G28
G29
G30
G31
G33
G34
G35
G36
G37
G38
G46
G47
RSC17
RSC15
RSC22
RC7
RSC18
CK5
RS5
GR5
RC6
STA060
STA107
STA106
STA105
STA104
STA108
STA059
STA058
EXTENT OF EXCAVATION
TOE OF BUND
478700.000E
478800.000E
478900.000E
479000.000E
479100.000E

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 30

Date	Time	CH_4	CO_2	O_2	mb
05-Jun-97	16:33	0.0	1.8	17.7	998
07-Jul-97	12:38	0.0	3.9	15.7	1025
11-Sep-97	16:14	0.0	3.5	14.9	1004
13-Oct-97	15:19	0.0	3.9	13.5	1017
14-Nov-97	9:17	0.0	3.7	16.1	1006
08-Dec-97	11:44	0.0	3.5	16.3	994
05-Jan-98	9:59	0.0	2.7	17.7	987
12-Feb-98	13:00	0.0	0.6	19.7	1022
24-Mar-98	15:09	0.0	0.4	21.2	1028
01-Apr-98	11:48	0.0	0.8	18.2	1010
06-May-98	9:25	0.0	2.2	17.8	1000
05-Jun-98	08:44	0.0	2.3	14.4	1012
01-Jul-98	09:34	0.0	3.1	7.1	1010
07-Aug-98	15:05	0.0	3.3	4.7	1018
19-Aug-98	15:19	0.0	3.0	9.3	1016
21-Sep-98	11:46	0.0	0.1	19.6	1029
19-Oct-98	10:27	0.0	2.4	9.0	1016
18-Nov-98	10:55	0.0	2.2	12.0	1026
17-Dec-98	10:22	0.0	3.1	16.6	1022
14-Jan-99	10:30	0.0	3.6	14.3	1006
18-Feb-99	11:04	0.0	3.0	9.9	1015
31-Mar-99	9:53	0.0	1.5	15.5	1007
29-Apr-99	10:02	0.0	2.9	13.7	1009
17-May-99	9:45	0.0	5.1	9.5	1017
18-Jun-99	10:37	0.0	3.6	11.7	1021
12-Aug-99	10:06	0.0	2.9	16.7	1013
22-Sep-99	11:32	0.0	3.4	15.1	1014
12-Jan-00	12:20	0.0	3.1	16.3	1005
14-Feb-00	14:24	0.0	2.1	17.2	1009
24-Mar-00	10:13	0.0	2.2	14.3	1000
17-May_00	14:25	0.0	0.0	19.7	1005
21-Jun-00	10:35	0.0	0.0	19.5	1016
31-Jul-00	10:15	0.0	0.7	17.6	1010
11-Sep-00	15:14	0.0	4.3	0.7	1008

Return to Woodley gas monitoring index..

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 31

Date	Time	CH_4	CO_2	O_2	mb
05-Jun-97	16:38	0.0	0.2	20.0	996
07-Jul-97	12:42	0.0	1.7	17.8	1022
11-Sep-97	16:05	0.0	10.6	4.4	1005
13-Oct-97	15:16	0.0	4.1	15.5	1015
14-Nov-97	9:14	0.0	3.1	17.5	1004
08-Dec-97	11:35	0.0	3.3	16.6	947
05-Jan-98	9:52	0.0	2.6	19.2	985
12-Feb-98	13:02	0.0	0.1	20.3	1024
24-Mar-98	15:06	0.0	1.9	17.8	1025
01-Apr-98	11:50	0.0	1.6	18.0	1009
06-May-98	9:22	0.0	2.0	17.0	1001
05-Jun-98	08:38	0.0	0.5	18.2	1014
01-Jul-98	09:29	0.0	1.9	16.5	1010
07-Aug-98	15:02	0.0	2.5	13.3	1017
19-Aug-98	15:17	0.0	0.5	18.3	1016
21-Sep-98	11:42	0.0	0.6	18.5	1026
19-Oct-98	10:23	0.0	2.0	15.6	1014
18-Nov-98	10:52	0.0	1.8	15.9	1024
17-Dec-98	10:20	0.0	2.1	9.3	1022
14-Jan-99	10:34	0.0	2.9	7.2	1006
18-Feb-99	11:02	0.0	3.5	18.3	1015
31-Mar-99	9:49	0.0	0.7	18.9	1008
29-Apr-99	10:02	0.0	2.2	14.5	1009
17-May-99	9:42	0.0	0.2	13.9	1016
18-Jun-99	10:39	0.0	1.4	16.8	1022
12-Aug-99	10:08	0.0	2.2	16.5	1013
22-Sep-99	11:34	0.0	1.9	17.3	1015
12-Jan-00	12:22	0.0	2.3	16.1	1005
14-Feb-00	14:22	0.0	0.8	14.1	1009
24-Mar-00	10:15	0.0	1.3	15.6	1000
18-May-00	***	***	***	***	***
21-Jun-00	***	***	***	***	***
31-Jul-00	***	***	***	***	***

***= Flooded

Return to Woodley gas monitoring index..

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 32

Date	Time	CH_4	CO_2	O_2	mb
09-Jun-97	14:42	0.0	3.8	3.6	1019
07-Jul-97	13:54	0.0	4.9	3.2	1025
08-Jul-97	13:58	0.0	5.4	3.5	1020
11-Sep-97	15:33	0.0	8.0	5.4	1004
14-Oct-97	13:46	0.0	4.6	11.6	1023
18-Nov-97	14:14	0.0	3.9	9.7	996
08-Dec-97	13:38	0.0	4.5	11.6	995
05-Jan-98	12:26	0.0	5.0	6.9	988
12-Feb-98	13:25	0.0	0.1	20.1	1024
25-Mar-98	9:54	0.0	1.5	20.2	1024
01-Apr-98	11:45	0.0	0.6	19.9	1008
06-May-98	10:08	0.0	1.6	18.9	999
05-Jun-98	11:30	0.0	6.2	13.3	1013
01-Jul-98	11:59	0.0	6.9	9.9	1012
07-Aug-98	10:58	0.0	2.2	18.1	1020
18-Aug-98	14:51	0.0	9.5	9.2	1017
21-Sep-98	10:23	0.0	1.2	18.3	1030
19-Oct-98	9:04	0.0	0.0	20.4	1014
18-Nov-98	10:01	0.0	0.3	19.5	1026
17-Dec-98	10:23	0.0	0.8	16.2	1022
14-Jan-99	10:37	0.0	1.3	14.2	1007
18-Feb-99	12:20	0.0	1.2	14.8	1017
31-Mar-99	11:20	0.0	2.6	12.4	1007
29-Apr-99	10:04	0.0	1.9	13.4	1009
17-May-99	11:30	0.0	2.3	15.6	1017
18-Jun-99	10:43	0.0	0.9	18.9	1021
12-Aug-99	10:10	0.0	2.4	15.1	1013
22-Sep-99	11:44	0.0	1.5	13.6	1015
12-Jan-00	12:24	0.0	3.2	12.1	1005
14-Feb-00	14:19	0.0	0.5	19.6	1009
24-Mar-00	10:18	0.0	2.1	16.1	1000
21-Jun-00	15:55	0.0	0.2	19.5	1016
31-Jul-00	10:04	0.0	0.0	19.4	1010
11-Sep-00	14:29	0.0	7.0	11.8	1008

Return to Woodley gas monitoring index..

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 33

Date	Time	CH_4	CO_2	O_2	mb
09-Jun-97	14:56	0.0	4.4	4.2	1018
07-Jul-97	13:23	0.6	11.3	0.1	1025
08-Jul-97	14:22	0.5	12.2	0.0	1025
11-Sep-97	15:37	0.0	20.1	0.4	1005
14-Oct-97	13:53	0.0	13.7	4.5	1023
18-Nov-97	14:18	0.0	11.7	7.7	996
08-Dec-97	13:41	0.0	11.5	3.8	995
05-Jan-98	12:26	0.0	10.1	2.5	986
12-Feb-98	13:28	0.0	1.0	20.1	1023
25-Mar-98	9:57	0.0	5.5	20.9	1022
01-Apr-98	11:48	0.0	4.2	18.6	1006
06-May-98	10:13	0.0	5.9	17.9	997
05-Jun-98	11:36	0.0	4.6	15.5	1013
01-Jul-98	12:03	0.0	3.7	16.1	1010
07-Aug-98	11:02	0.0	9.3	0.6	1022
21-Sep-98	10:27	0.0	9.5	6.3	1030
19-Oct-98	9:10	0.0	7.4	6.1	1013
18-Nov-98	10:07	0.0	6.2	9.3	1024
17-Dec-98	10:25	0.0	8.2	10.2	1021
14-Jan-99	10:40	0.0	7.6	12.3	1007
18-Feb-99	12:22	0.0	8.9	11.5	1016
31-Mar-99	11:23	0.0	5.3	8.9	1007
29-Apr-99	10:10	0.0	6.6	12.7	1009
17-May-99	11:32	0.0	7.2	8.9	1017
18-Jun-99	10:46	0.0	8.5	12.4	1021
12-Aug-99	10:12	0.0	6.1	13.1	1013
22-Sep-99	11:44	0.0	6.4	13.8	1014
12-Jan-00	12:26	0.0	7.1	9.9	1005
15-Feb-00	15:07	0.0	8.1	11.1	1006
24-Mar-00	10:20	0.0	6.9	11.6	1000
17-May-00	10:46	0.0	0.0	19.7	1014

Return to Woodley gas monitoring index..

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 34

Date	Time	CH_4	CO_2	O_2	mb
09-Jun-97	15:01	0.0	0.8	19.3	1020
07-Jul-97	13:27	0.0	1.7	18.4	1024
08-Jul-97	14:15	0.0	1.7	18.2	1022
11-Sep-97	15:29	0.0	1.1	18.2	1005
14-Oct-97	13:56	0.0	1.2	19.9	1022
18-Nov-97	14:21	0.0	1.0	20.2	993
08-Dec-97	13:44	0.0	1.1	19.2	994
05-Jan-98	12:26	0.0	1.1	18.3	987
12-Feb-98	13:30	0.0	0.7	17.8	1023
25-Mar-98	10:01	0.0	1.6	17.0	1022
01-Apr-98	11:51	0.0	1.7	15.7	1009
06-May-98	10:16	0.0	2.4	14.4	1000
05-Jun-98	11:41	0.0	3.0	17.4	1011
01-Jul-98	12:07	0.0	3.7	14.8	1010
07-Aug-98	11:06	0.0	3.2	17.5	1020
18-Aug-98	14:46	0.0	2.2	19.0	1017
21-Sep-98	10:31	0.0	1.2	19.7	1030
19-Oct-98	9:14	0.0	1.7	18.2	1015
18-Nov-98	10:04	0.0	1.3	16.6	1026
17-Dec-98	9:45	0.0	1.6	16.5	1022
14-Jan-99	10:40	0.0	1.5	17.2	1007
18-Feb-99	12:25	0.0	1.2	16.3	1017
31-Mar-99	11:26	0.0	1.9	14.9	1007
29-Apr-99	10:12	0.0	1.4	14.5	1009
17-May-99	11:36	0.0	2.1	17.1	1017
18-Jun-99	10:48	0.0	1.3	15.2	1021
12-Aug-99	10:16	0.0	1.5	18.1	1013
22-Sep-99	11:48	0.0	1.4	14.6	1012
12-Jan-00	12:29	0.0	1.6	16.2	1005
15-Feb-00	15:05	0.0	1.3	15.6	1006
24-Mar-00	10:25	0.0	1.6	18.6	1000
17-May-00	10:41	0.0	0.0	19.4	1014

Return to Woodley gas monitoring index..

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 35

Date	Time	CH_4	CO_2	O_2	mb
17-Jun-97	15:15	0.0	2.6	12.8	1018
08-Jul-97	14:31	0.0	0.1	14.9	1018
11-Sep-97	15:23	0.0	1.1	14.3	1004
14-Oct-97	14:01	0.0	1.6	16.8	1019
18-Nov-97	14:25	0.0	4.0	17.1	996
08-Dec-97	13:49	0.0	5.2	16.3	993
05-Jan-98	12:28	0.0	5.3	8.1	984
12-Feb-98	13:36	0.0	0.1	20.1	1023
25-Mar-98	10:06	0.0	4.3	16.2	1022
01-Apr-98	11:55	0.0	1.3	20.2	1006
06-May-98	10:24	0.0	3.7	16.2	999
05-Jun-98	11:53	0.0	0.7	18.5	1009
01-Jul-98	12:14	0.0	1.8	18.8	1010
07-Aug-98	15:20	0.0	2.3	19.2	1018
18-Aug-98	14:33	0.0	2.6	18.6	1012
21-Sep-98	10:49	0.0	0.0	20.8	1030
19-Oct-98	9:24	0.0	2.0	13.2	1015
18-Nov-98	10:19	0.0	3.3	12.4	1025
17-Dec-98	9:52	0.0	4.3	14.4	1021
14-Jan-99	10:43	0.0	2.9	15.6	1007
18-Feb-99	12:27	0.0	3.9	14.8	1017
31-Mar-99	11:29	0.0	2.8	13.6	1007
29-Apr-99	10:14	0.0	4.1	15.7	1009
17-May-99	11:40	0.0	3.2	16.4	1017
18-Jun-99	10:54	0.0	2.2	17.6	1021
12-Aug-99	10:24	0.0	3.1	16.9	1013
22-Sep-99	11:54	0.0	3.5	14.9	1014
12-Jan-00	12:32	0.0	3.2	16.6	1005
15-Feb-00	14:36	0.0	2.9	17.8	1006
24-Mar-00	10:30	0.0	2.2	18.2	1000

Return to Woodley gas monitoring index..

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 36

Date	Time	CH_4	CO_2	O_2	mb
17-Jun-97	15:17	0.0	0.7	18.2	1019
08-Jul-97	14:38	0.0	3.6	0.2	1021
08-Jul-97	14:41	0.0	3.5	0.2	1021
11-Sep-97	15:14	0.1	4.3	0.2	1003
14-Oct-97	14:04	2.8	5.6	0.0	1023
18-Nov-97	14:28	1.0	5.4	2.9	996
08-Dec-97	13:51	0.9	5.5	1.9	992
05-Jan-98	12:30	0.0	4.3	17.7	984
12-Feb-98	13:37	0.8	2.2	8.3	1021
25-Mar-98	10.08	0.2	4.2	1.7	1023
01-Apr-98	10:58	0.0	2.2	13.6	1005
06-May-98	10:27	0.2	1.5	19.1	998
05-Jun-98	11:59	0.0	0.2	18.6	1010
01-Jul-98	12:20	0.0	2.2	17.0	1010
07-Aug-98	15:25	0.0	2.3	18.4	1018
18-Aug-98	14:06	0.0	0.1	20.0	1017
21-Sep-98	10:43	0.0	0.2	20.3	1029
19-Oct-98	9:29	0.0	2.7	15.7	1015
18-Nov-98	10:20	0.0	3.4	16.0	1025
17-Dec-98	9:53	0.0	3.2	15.4	1021
14-Jan-99	10:45	0.0	2.3	14.2	1007
18-Feb-99	12:30	0.0	3.3	14.8	1017
31-Mar-99	11:31	0.0	2.9	15.1	1008
29-Apr-99	10:16	0.0	3.1	15.6	1009
17-May-99	11:43	0.0	2.2	17.4	1017
18-Jun-99	10:58	0.0	3.9	13.9	1022
12-Aug-99	10:28	0.0	3.1	15.7	1012
22-Sep-99	12:00	0.0	2.8	15.5	1013
12-Jan-00	12:35	0.0	2.2	16.8	1005
15-Feb-00	15:02	0.0	1.9	17.6	1006
24-Mar-00	10:35	0.0	2.5	16.0	1000
18-May-00	***	***	***	***	***
21-Jun-00	***	***	***	***	***
31-Jul-00	***	***	***	***	***

***= Flooded

Return to Woodley gas monitoring index..

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 37

Date	Time	CH_4	CO_2	O_2	mb
17-Jun-97	15:19	0.0	2.1	17.9	1017
17-Jun-97	15:23	0.0	1.1	17.8	1019
08-Jul-97	14:59	0.0	0.5	19.1	1019
11-Sep-97	15:03	0.0	6.6	14.3	1005
14-Oct-97	14:07	0.0	5.0	17.9	1022
18-Nov-97	14:30	0.0	4.1	18.6	995
08-Dec-97	13:54	0.0	3.4	18.7	993
05-Jan-98	12:30	0.0	3.9	18.5	986
12-Feb-98	13:33	0.0	0.1	20.2	1024
25-Mar-98	10:10	0.0	0.1	21.1	1023
01-Apr-98	11:59	0.0	0.7	20.2	1007
06-May-98	10:29	0.0	0.7	20.7	1000
05-Jun-98	12:03	0.0	1.0	20.6	1009
01-Jul-98	12:23	0.0	0.1	20.2	1010
07-Aug-98	11:20	0.0	2.0	14.8	1016
18-Aug-98	13:59	0.0	0.5	19.7	1017
21-Sep-98	10:36	0.0	0.0	20.8	1030
19-Oct-98	9:36	0.0	0.6	19.8	1016
18-Nov-98	10:22	0.0	0.8	19.6	1026
17-Dec-98	9:55	0.0	0.8	19.6	1021
14-Jan-99	10:49	0.0	0.3	20.3	1007
18-Feb-99	12:32	0.0	0.5	19.1	1017
31-Mar-99	11:33	0.0	0.7	19.3	1008
29-Apr-99	10:18	0.0	0.4	18.4	1009
17-May-99	11:45	0.0	1.1	17.4	1017
18-Jun-99	11:01	0.0	0.9	19.1	1022
12-Aug-99	10:32	0.0	0.6	19.5	1012
22-Sep-99	12:04	0.0	0.8	19.5	1016
12-Jan-00	12:37	0.0	1.6	16.2	1005
15-Feb-00	14:39	0.0	1.3	18.2	1006
24-Mar-00	10:38	0.0	0.9	19.5	1000
17-May-00	9:56	0.0	0.0	19.5	1014
21-Jun-00	***	***	***	***	***
31-Jul-00	***	***	***	***	***

*** = Flooded.

Return to Woodley gas monitoring index..

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 38

Date	Time	CH_4	CO_2	O_2	mb
07-Jul-97	13:33	0.0	3.2	16.6	1024
08-Jul-97	14:49	0.0	3.3	16.4	1021
11-Sep-97	15:01	0.0	2.1	17.5	1005
14-Oct-97	14:09	0.0	1.8	19.4	1022
18-Nov-97	14:32	0.0	1.6	19.4	996
08-Dec-97	13:56	0.0	2.2	18.2	995
05-Jan-98	12:32	0.0	3.0	16.4	984
12-Feb-98	13:34	0.0	0.1	19.3	1024
25-Mar-98	10:13	0.0	2.0	5.7	1024
01-Apr-98	12:02	0.0	1.7	8.6	1005
06-May-98	10:31	0.0	0.8	13.5	1001
05-Jun-98	12:07	0.0	3.7	18.0	1011
01-Jul-98	12:27	0.0	3.0	16.3	1012
07-Aug-98	11:28	0.0	2.1	18.7	1016
18-Aug-98	14:11	0.0	1.7	18.8	1017
21-Sep-98	10:54	0.0	1.7	19.4	1030
19-Oct-98	9:36	0.0	3.0	17.4	1016
18-Nov-98	10:26	0.0	0.4	18.2	1026
17-Dec-98	9:57	0.0	1.5	16.8	1022
14-Jan-99	10:51	0.0	2.1	17.4	1007
18-Feb-99	12:36	0.0	2.2	17.6	1017
31-Mar-99	11:36	0.0	1.9	17.2	1008
29-Apr-99	10:20	0.0	3.6	18.1	1009
17-May-99	11:49	0.0	2.8	16.4	1017
18-Jun-99	11:05	0.0	3.2	17.8	1021
12-Aug-99	10:36	0.0	2.2	18.1	1012
22-Sep-99	12:08	0.0	1.9	18.6	1015
12-Jan-00	12:40	0.0	2.5	17.2	1005
15-Feb-00	14:59	0.0	1.5	19.1	1006
24-Mar-00	10:43	0.0	2.0	17.8	1000
17-May-00	10:19	0.0	0.3	18.4	1014
21-Jun-00	***	***	***	***	***
31-Jul-00	***	***	***	***	***

*** = Flooded

Return to Woodley gas monitoring index..

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 39

Date	Time	CH_4	CO_2	O_2	mb
17-Jun-97	15:26	0.0	2.3	18.0	1019
08-Jul-97	15:32	0.0	1.7	17.1	1019
11-Sep-97	14:54	0.0	1.2	18.1	1004
14-Oct-97	14:13	0.0	1.6	19.6	1022
18-Nov-97	14:36	0.0	1.1	19.9	996
08-Dec-97	13:59	0.0	0.6	19.7	994
05-Jan-98	12:34	0.0	0.2	19.9	986
12-Feb-98	13:41	0.0	0.0	20.1	1024
25-Mar-98	10:16	0.0	0.6	20.6	1025
01-Apr-98	12:04	0.0	0.9	20.1	1008
06-May-98	10:35	0.0	0.5	20.7	1001
05-Jun-98	12:12	0.0	0.2	20.9	1012
01-Jul-98	**				
02-Jul-98	09:11	0.0	3.5	17.6	1017
7-Aug-98	11:33	0.0	2.6	17.2	1018
18-Aug-98	14:17	0.0	1.8	18.7	1016
21-Sep-98	**				
19-Oct-98	**				
18-Nov-98	**				
17-Dec-98	**				
14-Jan-99	**				
18-Feb-99	**				
31-Mar-99	**				
29-Apr-99	**				
17-May-99	**				
18-Jun-99	**				
12-Aug-99	**				
22-Sep-99	**				
12-Jan-00	**				
14-Feb-00	**				
23-Mar-00	**				
18-May-00	**				
21-Jun-00	**				
31-Jul-00	**				

** Borehole buried

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 40

Date	Time	CH_4	CO_2	O_2	mb
17-Jun-97	15:28	0.0	1.9	18.2	1019
08-Jul-97	15:43	0.0	2.6	17.6	1021
11-Sep-97	14:50	0.0	3.2	16.8	1005
14-Oct-97	14:15	0.0	3.3	18.6	1022
18-Nov-97	14:38	0.0	3.1	18.2	996
08-Dec-97	14:01	0.0	3.3	18.2	993
05-Jan-98	12:36	0.0	4.0	12.6	986
12-Feb-98	13:43	0.0	1.1	19.0	1022
25-Mar-98	10:18	0.0	1.7	19.6	1022
01-Apr-98	12:05	0.0	0.6	20.4	1008
06-May-98	10:37	0.0	1.2	20.0	1000
05-Jun-98	12:16	0.0	0.7	20.4	1011
01-Jul-98	**				
07-Aug-98	**				
18-Aug-98	**				
21-Sep-98	**				
19-Oct-98	**				
18-Nov-98	**				
17-Dec-98	**				
14-Jan-99	**				
18-Feb-99	**				
31-Mar-99	**				
29-Apr-99	**				
17-May-99	**				
18-Jun-99	**				
12-Aug-99	**				
22-Sep-99	**				
12-Jan-00	**				
14-Feb-00	**				
23-Mar-00	**				
18-May-00	**				
21-Jun-00	**				
31-Jul-00	**				

** Borehole buried

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring o fboreholes at perimeter of site.

Borehole G 41

Date	Time	CH_4	CO_2	O_2	mb
17-Jun-97	15:31	0.0	1.5	18.2	1019
08-Jul-97	15:47	0.0	2.4	17.6	1018
11-Sep-97	14:46	0.0	2.1	17.8	1006
14-Oct-97	14:18	0.0	1.9	19.6	1021
18-Nov-97	14:40	0.0	1.7	19.6	997
08-Dec-97	14:04	0.0	2.1	18.7	994
05-Jan-98	12:40	0.0	2.7	17.3	986
12-Feb-98	13:44	0.0	0.6	20.1	1023
25-Mar--98	10:20	0.0	0.1	21.2	1023
01-Apr-98	12:07	0.0	0.1	20.9	1008
06-May-98	10:39	0.0	0.0	21.0	1000
05-Jun-98	12:18	0.0	0.0	21.2	1011
01-Jul-98	12:36	0.0	1.3	19.8	1010
07-Aug-98	10:55	0.0	1.5	20.1	1018
18-Aug-98	15:02	0.0	1.2	19.2	1012
21-Sep-98	**				
19-Oct-98	**				
18-Nov-98	**				
17-Dec-98	**				
14-Jan-99	**				
18-Feb-99	**				
31-Mar-99	**				
29-Apr-99	**				
17-May-99	**				
18-Jun-99	**				
12-Aug-99	**				
22-Sep-99	**				
12-Jan-00	**				
14-Feb-00	**				
23-Mar-00	**				
18-May-00	**				
21-Jun-00	**				
31-Jul-00	**				

Return to Woodley gas monitoring index..

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 42

Date	Time	CH_4	CO_2	O_2	mb
17-Jun-97	15:34	0.0	0.1	19.3	1017
08-Jul-97	15:54	0.0	1.8	16.7	1021
11-Sep-97	14:41	0.0	1.6	18.0	1005
14-Oct-97	14:23	0.0	1.3	19.7	1022
18-Nov-97	14:43	0.0	0.0	20.9	994
08-Dec-97	14:08	0.0	1.3	18.7	994
05-Jan-98	12:43	0.0	1.5	19.1	987
12-Feb-98	13:46	0.0	0.2	20.3	1023
25-Mar-98	10:23	0.0	0.6	20.9	1024
01-Apr-98	12:09	0.0	0.2	20.7	1007
06-May-98	10:43	0.0	0.5	20.5	1000
05-Jun-98	12:22	0.0	0.1	21.0	1011
01-Jul-98	**				
07-Aug-98	**				
18-Aug-98	**				
21-Sep-98	**				
19-Oct-98	**				
18-Nov-98	**				
17-Dec-98	**				
14-Jan-99	**				
18-Feb-99	**				
31-Mar-99	**				
29-Apr-99	**				
17-May-99	**				
18-Jun-99	**				
12-Aug-99	**				
22-Sep-99	**				
12-Jan-00	**				
14-Feb-00	**				
23-Mar-00	**				
18-May-00	**				
21-Jun-00	**				
31-Jul-00	**				

** Borehole buried

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 43

Date	Time	CH_4	CO_2	O_2	mb
17-Jun-97	15:37	0.0	0.7	19.5	1019
08-Jul-97	15:59	0.0	0.7	18.9	1020
11-Sep-97	14:38	0.0	1.8	17.9	1006
14-Oct-97	14:26	0.0	1.7	19.8	1022
18-Nov-97	14:45	0.0	1.4	19.5	997
08-Dec-97	14:10	0.0	1.4	18.9	994
05-Jan-98	12:47	0.0	1.8	18.7	986
12-Feb-98	13:48	0.0	0.2	20.5	1022
25-Mar-98	10:25	0.0	0.6	20.8	1024
01-Apr-98	12:11	0.0	0.2	20.9	1006
06-May-98	10:46	0.0	0.1	21.0	1000
05-Jun-98	12:37	0.0	0.1	21.0	1010
01-Jul-98	12:41	0.0	0.4	20.4	1011
07-Aug-98	**				
18-Aug-98	**				
21-Sep-98	**				
19-Oct-98	**				
18-Nov-98	**				
17-Dec-98	**				
14-Jan-99	**				
18-Feb-99	**				
31-Mar-99	**				
29-Apr-99	**				
17-May-99	**				
18-Jun-99	**				
12-Aug-99	**				
22-Sep-99	**				
12-Jan-00	**				
14-Feb-00	**				
23-Mar-00	**				
18-May-00	**				
21-Jun-00	**				
31-Jul-00	**				

Return to Woodley gas monitoring index..

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 44

Date	Time	CH_4	CO_2	O_2	mb
17-Jun-97	15:39	0.0	0.2	19.5	1018
08-Jul-97	16:02	0.0	3.3	17.1	1021
11-Sep-97	14:35	0.0	4.1	16.1	1006
18-Nov-97	14:48	0.0	4.0	16.5	995
08-Dec-97	14:12	0.0	3.8	15.0	992
05-Jan-98	12:49	0.0	4.0	9.9	986
12-Feb-98	13:50	0.0	0.1	20.4	1022
25-Mar-98	10:28	0.0	1.4	19.8	1022
01-Apr-98	12:13	0.0	0.6	20.3	1005
06-May-98	10:49	0.0	0.5	18.7	999
05-Jun-98	12:27	0.0	1.2	19.7	1009
01-Jul-98	12:46	0.0	1.2	19.4	1011
07-Aug-98	15:32	0.0	2.0	19.6	1018
18-Aug-98	14:26	0.0	4.6	17.5	1014
21-Sep-98	11:07	0.0	3.7	17.4	1027
19-Oct-98	9:49	0.0	3.9	16.8	1016
18-Nov-98	10:35	0.0	2.9	16.2	1026
17-Dec-98	10:03	0.0	0.9	17.2	1021
14-Jan-99	11:01	0.0	1.9	16.2	1007
18-Feb-99	12:48	0.0	1.2	16.9	1017
31-Mar-99	12:02	0.0	0.9	16.1	1007
29-Apr-99	10:25	0.0	1.5	17.4	1009
17-May-99	11:15	0.0	2.1	18.7	1017
18-Jun-99	11:10	0.0	1.3	19.1	1021
12-Aug-99	10:48	0.0	2.5	17.1	1013
22-Sep-99	12:12	0.0	3.1	16.2	1014
12-Jan-00	*				
15-Feb-00	*				
23-Mar-00	*				
18-May-00	**				
21-Jun-00	**				
31-Jul-00	**				

Return to Woodley gas monitoring index..

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 45

Date	Time	CH_4	CO_2	O_2	mb
17-Jun-97	15:42	0.0	1.0	19.0	1017
08-Jul-97	16:06	0.0	0.5	18.9	1018
11-Sep-97	14:23	0.0	0.5	18.6	1006
14-Oct-97	14:32	0.0	1.4	19.2	1021
18-Nov-97	14:51	0.0	3.0	17.7	997
08-Dec-97	14:14	0.0	3.1	17.0	993
05-Jan-98	12:51	0.0	3.4	16.7	986
13-Feb-98	12:31	0.0	0.0	20.2	1027
25-Mar-98	10:30	0.0	0.6	20.4	1024
01-Apr-98	12:15	0.0	0.4	20.8	1007
06-May-98	10:53	0.0	1.0	20.0	1000
05-Jun-98	12:42	0.0	0.8	19.8	1012
01-Jul-98	12:49	0.0	0.7	19.4	1009
07-Aug-98	15:38	0.0	0.5	19.6	1018
18-Aug-98	**				
21-Sep-98	**				
19-Oct-98	**				
18-Nov-98	**				
17-Dec-98	**				
14-Jan-99	**				
18-Feb-99	**				
31-Mar-99	**				
29-Apr-99	**				
17-May-99	**				
18-Jun-99	**				
12-Aug-99	**				
22-Sep-99	**				
12-Jan-00	**				
14-Feb-00	**				
23-Mar-00	**				
18-May-00	**				
21-Jun-00	**				
31-Jul-00	**				

Return to Woodley gas monitoring index..

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 46

Date	Time	CH_4	CO_2	O_2	mb
17-Jun-97	15:45	0.0	0.0	20.2	1017
08-Jul-97	16:10	0.0	1.5	17.3	1021
11-Sep-97	14:21	0.0	2.8	11.4	1006
14-Oct-97	15:17	0.0	4.9	12.8	1022
18-Nov-97	14:53	0.0	5.2	13.5	997
08-Dec-97	14:17	0.0	5.3	11.6	994
05-Jan-98	12:55	0.0	5.2	12.1	986
13-Feb-98	12:33	0.0	0.6	19.4	1028
25-Mar-98	10:33	0.0	4.3	6.6	1025
01-Apr-98	12:17	0.0	3.3	9.8	1007
06-May-98	10:55	0.0	4.1	6.2	998
05-Jun-98	12:45	0.0	4.7	3.3	1011
01-Jul-98	12:51	0.0	5.4	1.3	1011
07-Aug-98	15:42	0.0	5.2	3.2	1018
18-Aug-98	14:33	0.0	5.5	11.9	1016
21-Sep-98	11:12	0.0	4.2	16.2	1030
19-Oct-98	9:54	0.0	4.3	15.4	1016
18-Nov-98	10:40	0.0	3.3	14.7	1024
17-Dec-98	10:07	0.0	2.6	5.9	1019
14-Jan-99	11:08	0.0	3.1	12.7	1007
18-Feb-99	12:50	0.0	3.6	13.6	1017
31-Mar-99	12:06	0.0	5.1	14.2	1007
29-Apr-99	10:30	0.0	4.1	15.6	1009
17-May-99	11:18	0.0	3.7	14.2	1017
18-Jun-99	11:13	0.0	4.3	11.2	1021
12-Aug-99	10:56	0.0	5.1	13.8	1013
22-Sep-99	12:16	0.0	4.5	4.9	1017
12-Jan-00	12:46	0.0	4.3	6.9	1005
15-Feb-00	14:55	0.0	4.9	5.3	1006
24-Mar-00	10:50	0.0	5.2	10.2	1000
18-May-00	15:36	0.0	0.0	21.5	1004
31-Jul-00	09:27	0.0	0.9	18.2	1010
11-Sep-00	14:57	0.0	5.3	16.4	1008

Return to Woodley gas monitoring index..

Summerleaze Limited.
Whistley Court Farm and Lea Farm Landfill, Hurst, Berks.
Landfill gas monitoring of boreholes at perimeter of site.

Borehole G 47

Date	Time	CH_4	CO_2	O_2	mb
08-Jul-97	16:13	0.0	0.0	19.7	1020
11-Sep-97	14:19	0.0	0.2	18.2	1003
13-Feb-98	12:35	0.0	0.6	14.5	1028
25-Mar-98	10:37	0.0	1.0	7.0	1023
01-Apr-98	12:18	0.0	1.0	5.6	1006
06-May-98	10:58	0.0	0.4	4.5	998
05-Jun-98	12:48	0.0	0.9	0.8	1012
01-Jul-98	12:54	0.0	1.1	0.8	1010
07-Aug-98	15:52	0.0	1.3	1.0	1018
18-Aug-98	14:36	0.0	0.1	17.5	1016
21-Sep-98	11:15	0.0	0.1	16.8	1029
19-Oct-98	9:57	0.0	0.7	8.2	1015
18-Nov-98	10:43	0.0	2.0	2.2	1026
17-Dec-98	10:10	0.0	2.1	1.1	1021
14-Jan-99	11:15	0.0	1.1	4.1	1007
18-Feb-99	12:55	0.0	0.9	3.9	1017
31-Mar-99	12:09	0.0	1.2	4.1	1007
29-Apr-99	10:33	0.0	2.1	8.8	1009
17-May-99	11:22	0.0	1.8	10.2	1017
18-Jun-99	11:16	0.0	1.5	5.4	1021
12-Aug-99	11:02	0.0	0.7	10.9	1013
22-Sep-99	12:18	0.0	2.1	9.0	1014
12-Jan-00	12:48	0.0	1.6	8.3	1005
15-Feb-00	14:50	0.0	0.9	10.6	1006
24-Mar-00	10:53	0.0	1.3	11.1	1000
31-Jul-00	09:32	0.0	0.0	19.4	1010
11-Sep-00	15:01	0.0	1.6	9.1	1008

Return to Woodley gas monitoring index..

JRM what's all this about?
AC

c.c. Anna Cronin

PLANNING SERVICES	UPT
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	Ide
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- 8 AUG 2000

Ms Jane Earl
Chief Executive Officer
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WL

Ref. No. RWB/108
5 August 2000

Dear Ms Earl

TOWN AND COUNTRY PLANNING ACT 1990: UNAUTHORISED DEVELOPMENT
SITE: RUSSETT HOUSE FARM LAMBWOOD HILL GRAZELEY

Thank you for your letter dated 26 July 2000.

Whereas you place reliance upon the "individual circumstances" found at Russett House Farm in deciding a) not to pursue enforcement action , and b) not to require a retrospective planning application I presume that you would nonetheless uphold the Council's aim to treat all of its customers fairly? For the record you will be aware that the uses being carried out at Russett House Farm encompass B2, B6, B8 and sui generis storage of scaffolding (my letter 23/07/99 refers).

The wider issue of consolidating the Council's conclusion upon of Russett House Farm with its handling of other cases involving commercial re-use of rural buildings causes me concern. This concern is manifest by the fact that I have had two cases referred to me this week within your district, following intervention by the Planning Enforcement Officer, involving industrial re-use of rural buildings. I consider that I have a duty to advise my clients upon how the Council has handled similar cases elsewhere. Accordingly I may need to request a meeting with you to discuss those cases before my clients commit themselves to the cost of making planning applications. If the Council were to also decide in those cases that in the event it would not be expedient to take enforcement action then this would be a relevant consideration for my clients to take into account.

Yours sincerely

ROBIN BRADBEER

c.c. D L Thurley & Sons

108tf.154.

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date May 2, 2001
My ref. BP/TAB/F/2000/1403
Your ref. RWB/298

Mr R Bradbeer
Robin Bradbeer Limited
PO Box 168
CHELTENHAM
GL53 0XX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Bradbeer

PROPOSED CHANGE OF USE OF REDUNDANT FARM BUILDING TO B1, B2 AND B8 AT LEA FARM, HURST

I refer to your letters dated 13th February and 10th April and apologise for the delay in replying.

As discussed by phone, I confirm that if the building is used for B8 use and there are no internal alterations to the building, further information in relation to Condition 2 relating to gas protection measures would not be required.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Robin Bradbeer Limited
Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

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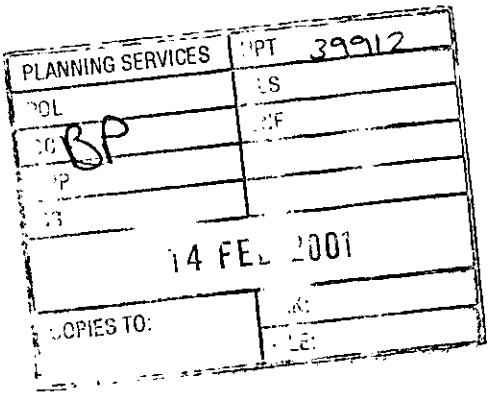

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

My Ref. RWB/298
Your Ref. F/2000/1403
13 February 2001

For the attention Mrs B Polnik
Development Control

Dear Mrs Polnik

LEA FARM
CHANGE OF USE OF REDUNDANT FARM BUILDING TO USE FOR PURPOSES WITHIN CLASSES B1/B2/B8

Thank you for your letter of 5 February.

For the foreseeable future my client intends to use the building for B8 use. Therefore, I shall be grateful of you will confirm please that until such time as either B1 or B2 is implemented the requirements of condition 2 of permission F/2000/1403 have been satisfied.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

288lf.17

Rec'd 9.40AM 10.4.01

Robin Bradbeer Limited
Planning & Development Consultancy

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Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

My Ref. RWB/298
Your Ref. F/2000/1403
10 April 2001

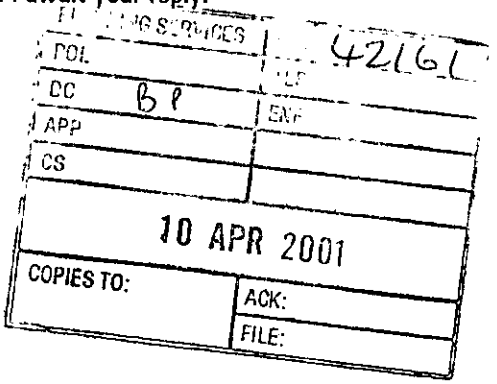
For the attention Mrs B Polnik **By Hand**
Development Control

Dear Mrs Polnik

LEA FARM
CHANGE OF USE OF REDUNDANT FARM BUILDING TO USE FOR PURPOSES WITHIN CLASSES B1/B2/B8

I refer to my letter of 13 February and reminder of 12 March to which I await your reply.

I shall be grateful if you will reply as a matter of urgency please.



Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

298lt.19

01242 527151

FAX COVER SHEET

Robin Bradbeer Limited
Planning & Development Consultancy
PO Box 168
Cheltenham
GL53 0XX
TEL: 01242 577151
FAX: 01242 527151
E-Mail planning@bradbeer.co.uk

SEND TO	From
PLANNING SERVICES	ROBIN BRADBEER
Fax number 0118 934 6484.	*Date* 12/3/01.

☑ Urgent ☐ Reply ASAP ☐ Please comment ☐ Please review ☐ For your information

Total pages, including cover: 3

COMMENTS

ATTACHED LETTERS.

1. F/2000/1403 FAO. MRS POLNIK.

2. F/2000/2790 FAO. MR MITCHELL

41029

BP

COR.

01242 527151

Robin Bradbeer Limited

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Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

My Ref. RWB/298
Your Ref. F/2000/1403
12 March 2001

For the attention Mrs B Polnik
Development Control

By fax to 0118974 6484
and first class post

Dear Mrs Polnik

LEA FARM
CHANGE OF USE OF REDUNDANT FARM BUILDING TO USE FOR PURPOSES WITHIN CLASSES B1/B2/B8

I refer to my letter of 13 February to which I await your reply.

I shall be grateful if you will attend to this correspondence as a matter of urgency.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

2668.18

Robin Bradbeer Limited
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41175

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

BP

My Ref. RWB/298
Your Ref. F/2000/1403
12 March 2001

For the attention Mrs B Polnik
Development Control

By fax to 0118974 6484
and first class post

Dear Mrs Polnik

LEA FARM
CHANGE OF USE OF REDUNDANT FARM BUILDING TO USE FOR PURPOSES WITHIN CLASSES B1/B2/B8

I refer to my letter of 13 February to which I await your reply.

I shall be grateful if you will attend to this correspondence as a matter of urgency.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

298lf.18

Registered in England Number: 3372202

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date February 5, 2001
My ref. BP/F/2000/1403
Your ref. RWB/298

Robin Bradbeer Limited
PO Box 168
Cheltenham
GL53 0XX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Bradbeer

PROPOSED CHANGE OF USE OF REDUNDANT FARM BUILDING TO B1, B2 AND B8 AT LEA FARM, HURST

I refer to the above-mentioned planning application which was approved in August 2000 and condition 2 requiring investigations in relation to landfill gas.

Following discussions with Miss Ellis (Environmental Health Officer) and the Environment Agency, it is considered that if the building was left as existing, i.e. as an open barn purely used for open storage, further gas protection measures would not be required. However, if any partitioning of the barn was to occur then gas protection measures would be required. Alternatively a planning application could be submitted for B8 use only. Perhaps you could notify me of how you wish to progress the matter and I look forward to hearing from you in the near future.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

cc. Miss J Ellis (Environmental Health)

Basia Polnik

From: Joanne Ellis
Sent: 18 January 2001 08:55
To: Basia Polnik
Subject: RE: Lea Farm, Hurst

Could we point out that they will still need to submit details of the proposed gas protection measures unless they are changing the application to B8 only.
Jo

-----Original Message-----
From: Basia Polnik
Sent: 17 January 2001 17:41
To: Joanne Ellis
Subject: Lea Farm, Hurst

Further to our discussion I attach a draft letter for your comment
<< File: LeaFarm.doc >>

Basia

Tel. (0118) 974 6450 (Direct Line)
E-Mail Basia.Polnik@wokingham.gov.uk
Date. 20 December, 2000
My ref. BP/F/2000/1403
Your ref. RWB/298

Robin Bradbeer Limited
PO Box 168
Cheltenham
GL53 0XX

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Bradbeer

PROPOSED CHANGE OF USE OF REDUNDANT FARM BUILDING TO B1, B2 AND B8 AT LEA FARM, HURST

Further to your letter dated 19th October 2000, I confirm that the landscaping details submitted pursuant to condition 5 of planning permission F/2000/1403 are considered to be acceptable subject to the planting, shown on drawing 298/00/1A being spaced at 450mm centres, in staggered double rows 600mm apart.

With regard to condition 2, the Environmental Health Officer has commented as follows:

'The information provided by Summerleaze Ltd does form an important part of the investigation required by condition 2 but it does not assess the likely future impact of landfill gas or provide any details of proposed control measures. The potential risk from landfill gas needs to be assessed by a competent person and appropriate control measures implemented. Therefore further information will need to be submitted for approval of this condition'.

I look forward to receiving this information in the near future.

Yours sincerely

JOHN MITCHELL
Development Control Manager

copy faxed 22.12.00

Submit scheme in the event of building being used for offices and then discharge condition or alternatively reapply for B8 only

Robin Bradbeer Limited
Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

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01242 577151

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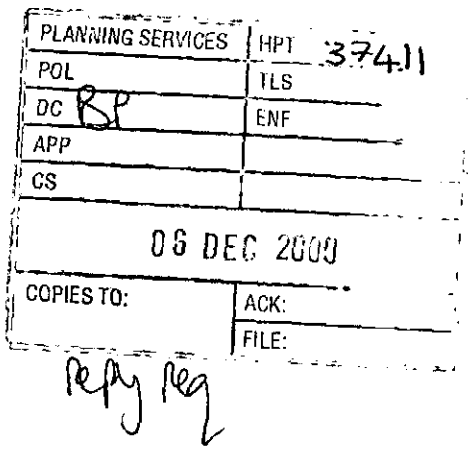


Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

My Ref. RWB/298
Your Ref. F/2000/1403
1 December 2000

For the attention Mrs B Polnik
Development Control

Dear Mrs Polnik

LEA FARM
CHANGE OF USE OF REDUNDANT FARM BUILDING TO USE FOR PURPOSES WITHIN CLASSES B1/B2/B8

I refer to my letter dated 19 October requesting approval of conditions relating to the above permission.

In view of the time lapse I shall be grateful to hear from you as soon as possible please.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Registered in England Number: 3372202

PLANNING SERVICES | HPT 36907
FOL | TEC
DC | SWF
CS
22 NOV 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: B. Polnik, Development Control

My Ref: JPE/lea2

Your Ref: F/2000/1403

Date: 20 November 2000

PROPOSED CHANGE OF USE OF REDUNDANT FARM BUILDING TO USE WITHIN CLASSES (B1, B2, B8) DETAILS PURSUANT TO CONDITIONS 2,4 & 5
LEA FARM, LODGE ROAD, HURST

I have reviewed the details submitted by the applicant on the 23rd October 2000 and have the following comments:

The information provided by Summerleaze Ltd does form an important part of the investigation required by condition 2 but it does not assess the likely future impact of landfill gas or provide any details of proposed control measures. The potential risk from landfill gas needs to be assessed by a competent person and appropriate control measures implemented. Therefore further information will need to be submitted for approval of this condition.

The details for condition 4 are acceptable.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

Joanne Ellis

TO: DEVELOPMENT CONTROL
Mrs B. Polnik

FROM: Environmental Design

DATE: 8th November 2000

Application Number: F/2000/1403

Location: Lea Farm, Lodge Road, Hurst.

Proposal: Proposed change of use of redundant farm building to use within classes (B1, B2, B8). - details pursuant to conditions ... relating to ... landscaping..

In response to your consultation dated 26th October 2000 for the above application, the landscape comment is as follows:

The landscape proposals for the conservation hedgerow are acceptable, provided that the planting is adjusted from the comment on drg. no. 298/00/1A to be:

'plants spaced at 450 mm centres, in staggered double rows 600 mm apart'.

Patricia Green

Patricia Green
Landscape Consultant

Date: 26 October 2000 27 OCT 2000

To: Landscape & Trees

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2000/1403

Location: Lea Farm, Lodge Road, Hurst, Reading.

Proposal: Proposed change of use of redundant farm building to use within classes (B1, B2, B8).

Applicant: Mr P J Lee C/O Robin Bradbeer Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to conditions 02, 04 & 05 relating to landfill gas monitoring, machinery & landscaping.

Comments are required by 05/11/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Patricia commented on this previously on 12 June 2000.

Robin Bradbeer Limited

Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

POL	35634
DC KP	DAT
APP	
CS	
23 OCT 2000	
COPIES TO:	ACK:
	FILE:

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

My Ref. RWB/298
Your Ref. F/2000/1403
19 October 2000

1403

For the attention Mrs B Polnik
Development Control

Dear Mrs Polnik

LEA FARM
CHANGE OF USE OF REDUNDANT FARM BUILDING TO USE FOR PURPOSES WITHIN CLASSES B1/B2/B8

In connection with the pre-conditions of the above permission I provide the following details for your approval.

CONDITION 2
The operator of the adjacent mineral extraction site has agreed to co-operate with the applicant by supplying landfill gas monitoring data with specific reference to areas adjacent to the building. I provide a copy of the letter from Summerleaze Ltd dated 19 October together with a bundle of monitoring data. For your convenience I have marked on the accompanying plan the approximate location of the building to which this permission refers.
You will notice from the Summerleaze letter that the landfill is fully regulated by the Environment Agency.

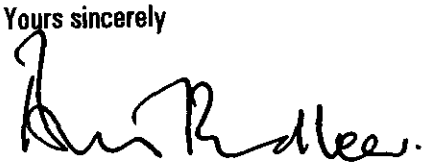
CONDITION 4
The applicant intends to use the building for B8 use and there will be no machinery installed which will create fumes, dust or smell. Therefore, the conditional requirements are not applicable.

CONDITION 5
A copy of drawing no. 290/00/1A is attached which shows details of the proposed landscaping scheme

298ff.13

I look forward to receiving your reply at your soonest convenience.

Yours sincerely



ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

1403

Summerleaze

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

Date: 19th October, 2000

Our ref: NH

Your ref:

By Fax and by Letter.

Mr Robin Bradbeer,
Robin Bradbeer Limited,
20, Lansdown Parade,
Cheltenham.
GL50 2LH

1403

Fax number, 01242 527151

Dear Mr Bradbeer,

Lea Farm, Lodge Road, Hurst.

This letter is intended to provide background information on the package of environmental monitoring data that I delivered to Mr P.J. Lee on Sunday, 24th September, 2000.

Whistley Court landfill is a fully engineered, contained landfill regulated by the Environment Agency. Waste brought into the site is placed in carefully constructed containment cells, built to plans approved by the Environment Agency. One of the objectives of these arrangements is to ensure that landfill gas, which contains methane (CH_4) and which is generated by the decomposition of waste, does not migrate laterally through the sidewall liner of the landfill to affect adjacent properties. The effectiveness of the sidewall liners in preventing the migration of landfill gas is monitored by sampling gas from boreholes located around the perimeter of the landfill. At Whistley Court, there are forty-seven small-diameter boreholes sited at intervals of about 30 metres around the eastern and southern perimeter of the landfill. If you refer to the plan supplied with the monitoring data, you will see that the boreholes numbered G 30 to G 47 are sited between our landfill site and the farm buildings at Lea Farm. It is for these boreholes that copies of our monitoring data have been supplied.

Shortly after the boreholes were installed, in the summer of 1997, traces of methane were found in G33 and G36 (see the monitoring data supplied). It is certain that this was not the result of landfill gas migrating from our site as, at that time, no infilling had taken place within several hundred metres of the boreholes that were affected. It is not unusual to detect methane, derived from decaying organic matter in the ground, in newly drilled boreholes and the fact that no trace of methane has been detected in these boreholes in recent times confirms that the methane found at that time occurred naturally. At no time has methane been detected in any other of the boreholes.

Summerleaze Limited - Incorporated in England & Wales under Registration No. 1738920 Registered Office: 7 Summerleaze Road, Maidenhead, Berks SL6 8SP
VAT Registration No. 285 7294 88 Directors: P.H. Ross, H.R. Robertson, C.R.S. Link, F.C.A., W.N. Kirkpatrick, J.P. Malkinson

At the time of writing, we are tipping waste in Cell E3 (see the plan supplied) and we expect to start tipping in Cell E4 later this year. No waste has been tipped in Area F or Area G (see the plan supplied). Thus, to date, no infilling with waste has taken place adjacent to the farmyard and buildings at Lea Farm.

You will notice from the monitoring data that a number of the boreholes between our site and the farm buildings have been lost since their installation in 1997. It is our intention to recover or replaced the missing boreholes before tipping is started in Cell E4.

Please do not hesitate to contact me should you require further assistance.

Yours sincerely,

Nick Hopton

Nick Hopton,
Landfill Manager.

1403

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1403

Applicant : Mr P J Lee C/O Robin Bradbeer Ltd.

Location : Lea Farm, Lodge Road, Hurst, Reading.
Proposal : Proposed change of use of redundant farm building to use within classes (B1, B2, B8).

Site Notice Displayed ? :	YES	NO	DATE
	✓		12.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : 12.6.00

Date Registered : 03/05/2000

Earliest Date for Decision : 10/06/2000

Latest Consultation Date/Site Notice Expiry Date : 10/06/2000

Application Expiry Date: 28/06/2000

Consultation Responses :

- Environmental Health : Site located within 50m of gassing landfill site and therefore condition recommended re: investigation and measures to control ingress of gas. Conditions also recommended in respect of noise attenuation and odour, dust and smoke.
- Highways : no objection subject to condition re: provision of parking
- Landscape Architect : landscaping required (officer comment : can be dealt with by condition)
- Policy and Plans : conditional approval subject to no adverse impact

Planning Issues : on countryside, highway problems or adverse impact on residential amenity.

- Hurst Parish Council : no objection to B1 and B8 use but object to B2 use as non-specific.

Site located in a rural area (as defined by LALP and WLP

RELEVANT PLANNING HISTORY:

Extensive planning history partly in connection with landfill on adjoining land.

40118 Redundant farm buildings (460m²) to B1c and B8 approved 3.8.93 together with formation of new access.

44951 Agri. building to B8 (268 m²) approved 26.10.95 Appeal against conditions allowed 4.11.96 removing P.D rights, restricting it to B8 and being ancillary to other uses on site.

PROPOSAL:

COU of agricultural building (458m2) to B1/B2/B8. With access from Lodge Rd.

POLICIES:

PPG7.

C2 of BSP

LC21, LBE1/2 of LALP

WCC1, WRE2, WBE1 of WOLP

Application Number: F/2000/1403

Appraisal :

A. IMPACT ON RURAL CHARACTER OF AREA

Policies C2 of BSP ; LC21 of LALP; WCC1 and WRE2 of WDLP.

Principle of conversion to commercial use of this existing agricultural is considered acceptable in this location subject to no adverse impact on rural character of area, amenity of neighbouring occupiers and no highway objection. Cumulative impact of existing uses also need to be taken into account.

existing commercial uses are concentrated in the courtyard buildings to the front (north east) of The Old House and more recently in the barn north west of these buildings with a total floorspace of 728 m². The Old House itself is a grade II listed building.

The building itself, subject of current appln. is a typical agricultural building found in rural areas. There is evidence of agricultural use in the past. Nature of proposal is currently speculative. Inspector on previous appeal (44951) considered that a condition limiting use to B8 only and use being ancillary to other commercial use of site was unduly restrictive.

Whilst the current proposal would provide an additional 458m² of commercial floorspace, giving a total of 1186 m² on site and therefore cannot be considered to be small scale in this instance by reason of the position of the building and its relationship it is not considered that the use of this building for B1/B2 or B8 uses was adversely affect the rural character of the area so as to warrant refusal. However conditions regarding additional landscaping, no external storage and lighting are recommended.

B. IMPACT ON SETTING OF LISTED BUILDING

Building already exists and is located 45m NW of the listed

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

building. Due to the nature of the proposal and location it is not considered that the setting of the listed building would be adversely affected.

PTO.

C. IMPACT ON AMENITY OF NEIGHBOURING OCCUPIERS

Proposal includes possible B2 use of the building. Nearest residential property is located 45m away (The Old House). No environmental Health objection raised subject to conditions re: noise attenuation and odour arrestment.

D. HIGHWAYS

In recent years the access from Lodge Rd has been substantially improved. No highway objection raised and adequate on site parking is being proposed.

E. Proximity to landfill

Condition proposed re: control of landfill gas.

Application Number F/2000/1403
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	

2. 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.
R. In the interests of health and safety

3 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.
SR10

4. Suitable ventilation and filtration equipment shall be installed to suppress and disperse fumes, dust and/or smell created from operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues. Details of the equipment shall be submitted to and approved by the Local Planning Authority in writing prior to commencement of the development. Equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use and shall be so maintained thereafter. Details to include outlet height, which in general should be at least 1m above ridge height of the nearest building.
SR10

5.	SC40	SR09	delete 'both hard and' and second sentence.
6.	SC48	SR09	
7.	SC59	SC05	
8.	SC60	SR11	
9.		SR11	No external lighting of any type shall be provided without the prior written approval of the LPA.

10. SR06 The building shall not be occupied until the vehicle parking spaces have been surfaced and marked out and provided in accordance with the approved drawing 298/00/1. The spaces shall thereafter be kept available for parking at all times.

RECORD OF SITE VISIT

SITE ADDRESS: Lea Farm Lodge Road Hurst Reading.

APPLICATION NUMBER: F/2000/1403

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 12.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: 0118 974 6450

Date: 11.8.00

My ref: F/2000/1403

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

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/2000/1403
Lea Farm, Lodge Road, Hurst, Reading.
Proposed change of use of redundant farm building to use within classes (B1, B2, B8).

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 **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/2000/1403**
Lea Farm, Lodge Road, Hurst, Reading.
Proposed change of use of redundant farm building to use within classes (B1, B2, B8).

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: A M 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.

John Mitchell
Development
Control

Tel: 0118 974 6450

Date: 11.8.00

My ref: F/2000/1403

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
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Dear Councillor

Application Number: F/2000/1403
Lea Farm, Lodge Road, Hurst, Reading.
Proposed change of use of redundant farm building to use within classes (B1, B2, B8).

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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/2000/1403**
Lea Farm, Lodge Road, Hurst, Reading.
Proposed change of use of redundant farm building to use within classes (B1, B2, B8).

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 (Direct Line)
E-mail: BLP10@wokingham.gov.uk
Date. 11 August, 2000
My ref. BP/F/2000/1403
Your ref. RWB/298

Robin Bradbeer Limited
20 Landsdown Parade
Cheltenham
Gloucestershire
GL50 2LH

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Bradbeer

RE: PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDING TO B1/B2/B8 USE OF LEA FARM, LODGE ROAD, HURST

Further to your letter dated 25th July 2000 regarding the above-mentioned planning application. I have now considered the application and made my recommendation and subject to the application not being listed by a Councillor requiring it then to be considered by committee, a decision notice should be issued 22nd August 2000.

I hope this is of assistance and apologise for the delay in dealing with your application.

Yours sincerely

Mrs B Polnik
Senior Planing Officer

Rec'd 8·30AM 26·7·00

Robin Bradbeer Limited

Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

32287

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Reply req'd

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

My Ref. RWB/298
Your Ref. F/2000/1403
25 July 2000

For the attention Mrs B Polnik
Development Control

Dear Mrs Polnik

LEA FARM
CHANGE OF USE OF REDUNDANT FARM BUILDING TO USE FOR PURPOSES WITHIN CLASSES B1/B2/B8

I refer to my letter dated 7 July and to my subsequent telephone call. You confirmed that there were no outstanding consultation responses concerning this application.

Since this application has now been registered for some 12 weeks I would appreciate having an indication of your timetable for its determination please.

I look forward to hearing from you.

Yours sincerely

ROBIN BRADBEER

298lf.11.

Registered in England Number: 3372202

By hand 7/7/00.

Robin Bradbeer Limited
Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

31509

BLP

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

My Ref. RWB/298
Your Ref. F/2000/1403
7 July 2000

For the attention Mrs B Polnik
Development Control

Dear Mrs Polnik

LEA FARM
CHANGE OF USE OF REDUNDANT FARM BUILDING TO USE FOR PURPOSES WITHIN CLASSES B1/B2/B8

I refer to our telephone conversation on 3 July when I enquired about your progress with this application bearing in mind that the 8 week period expired on 28 June. You informed me that you had not completed your work on the application.

I have inspected your Case File and noted the comments expressed by consultees. In the interests of expediency I take this opportunity of furnishing you with my responses to those consultees.

CONSULTEES	MY RESPONSE
• Policy & Plans	Comments noted. The building is in fact further distant from the nearest dwelling (The Old House) than the B8 use building which is not subject to hours of use controls (44951 and appeal decision dated 04/11/96)
• Highways	The proposed condition requiring the prior laying out of parking spaces and their future availability for parking is acceptable.

298lt.10

◦ Hurst Parish Council	Re-use of rural buildings for B1c/B2/B8 accords with the development plan and national planning guidance and There are numerous examples within the district where such uses have been permitted in accordance with policy.
◦ EHO	Comments noted.
◦ Landscape consultant	Comments noted. There would be no objection raised to a conditional requirement to provide and implement a landscaping scheme.

I trust that you will be on a position to proceed with a determination promptly since the building is vacant and awaiting a beneficial use.

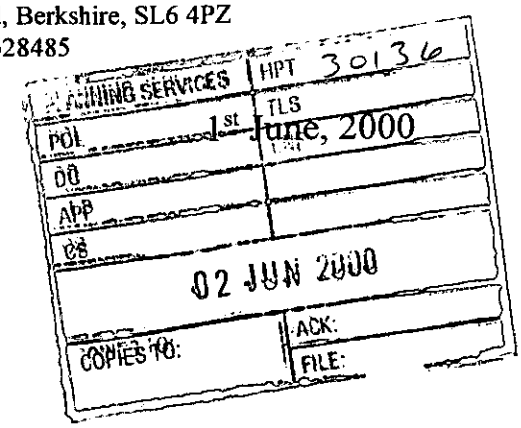
If there are any points you wish to discuss please contact me directly.

Yours sincerely

ROBIN BRADBEER

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



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 No. F/2000/1403

I refer to the above-mentioned Application by Mr. P. J. Lee of Lee Farm, Lodge Road, Hurst; proposed change of use of redundant farm building to use within Classes B1, B2, B8.

My Council do not object to the principle of re-use within Clases B1 or B8, but they would object to B2 use because it is non-specific.

Yours sincerely,

Clerk

POLICY AND PLANS CONSULTATION

Date: 31/5/00
Case Officer: Basia Polnik
Application: F/2000/1403 Proposed change of use of redundant farm building to use within classes (B1, B2 and B8)
Location: Lea Farm Lodge Road Hurst

Site comprises a farm building in a larger farm complex in countryside within the loddon Valley (other river valley policy area.)

Countryside issues
Re-use of rural buildings
PPG7, Loddon Area Local Plan Policy LC21 and Wokingham District Local Plan policy WRE2 allow the principle of re-use of rural buildings for employment purposes. It is clear in PPG7 that the purpose of this is to support the rural economy and aid rural regeneration. The, intensity of use scale and character of development including access arrangements, parking and hard and soft landscaping in the areas around buildings must be such that development is appropriate to the countryside location. These features should have minimum visual impact. You will also need to be sure that the proposal will not lead to the construction of new farm buildings to accommodate displaced functions.

Provided there are no overriding highway problems and there is no cumulative impact associated with changes of use in the vicinity there would appear to be no countryside policy reason why the proposal should not be conditionally approved.

The site is close to residential properties and you will need to consider whether the B2 use would be appropriate in this location and whether the other uses need to have restrictions on the hours of work. (Policy WOS3).

Employment Issues
Policy BU1 of the BSP takes a cautious approach to employment generating development as does policy LE2 of the Loddon Area Local Plan and policy WEM4 of the WDLP dd but the premises may provide cheaper premises for manufacturing uses that would be of benefit for local companies and would help to maintain a range of employment opportunity..

CONDITIONAL APPROVAL

TO: **DEVELOPMENT CONTROL**
Sonia Pollock

FROM: Environmental Design

DATE: 12th June 2000

Location: Lea Farm, Lodge Road, Hurst.

Proposal: Proposed change of use of redundant farm building to use within classes (B1, B2, B8).

Application Number: F/2000/1403

In response to your consultation dated 17th May 2000 for the above application, the landscape comment is as follows:

The application would be satisfactory on landscape grounds if a proper landscape plan were submitted.

There is no north point on the detail drawing to locate the parking provision, and no planting is shown at all.

This rural site requires screen planting for the building and for the proposed car parking. The planting should be of native species trees and hedging. The application drawing with landscape information should also list the details of the establishment and long term care of the new planting.

Patricia Green.

Patricia Green
Landscape Consultant

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 17 May 2000

Application Number: F/2000/1403

Proposal: Proposed change of use of redundant farm building to use within classes (B1, B2, B8).

Parish: HURST PARISH

Site Address:
Lea Farm, Lodge Road, Hurst, Reading.

Applicant:
Mr P J Lee C/O Robin Bradbeer 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).

Comment

HA27: No ~~dwelling~~/building shall be occupied ~~SRO6~~ until the vehicle parking spaces have been properly surfaced and marked out/ Provided in accordance with the approved drawing. 206/00/1. The spaces shall thereafter be kept available for parking at all times.

SR06

Signed: _____ **Print name:** Stephanie Knowles.

30/05/00.

PLANNING SERVICES | APT 30253
PCL | TLS
DC | ENF
AFP
CS
06 JUN 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/lea

To: B. Polnik, Development Control

Your Ref: F/2000/1403

Date: 05 June 2000

PROPOSED CHANGE OF USE OF REDUNDANT FARM BUILDING TO USE WITHIN CLASSES (B1, B2, B8)
LEA FARM, LODGE ROAD, HURST

These proposals have been evaluated and I have the following comments:

Landfill gas
The site is within 50 metres of a gassing landfill site and hence a detailed risk assessment needs to be 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.

Odour, dust or smoke
Any potential odours, dust or smoke generated by the proposed use should be adequately controlled to avoid causing a nuisance to neighbouring properties.

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.

3. Suitable ventilation and filtration equipment shall be installed to suppress and disperse fumes, dust and/or smell created from operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues. Details of the equipment shall be submitted to and approved by the Local Planning Authority in writing prior to commencement of the development. Equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use. Details to include outlet height, which in general should be at least 1m above ridge height of the nearest building.

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

Joanne Ellis

Received by Wokingham District Council

Application No: F/2000/1403

Proposal:
Proposed change of use of redundant farm building to use within classes (B1, B2, B8).

Location:
Lea Farm, Lodge Road, Hurst, 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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/06/2000. 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

17 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	03 [illegible]
Officer: BP	Application No. F/2000/11403

Map No. ..... Site ..030....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(E) Proposed change of use of redundant Farm building to use within Classes (B1/B2/B8)

Location: Lea Farm Lodge Road ✓

Parish: Hurst Ward: Hurst ✓ 1715

Applicant:
Mr P.J. Lee

Fee Received 190.00 (3) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Will there be any changes?	✓ request with Site Notice	1715
(6)	Floor plans	Existing & Proposed.		
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 : 17/5 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
~~Landscape~~	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
~~Environmental Health~~	NA: re Septic Tank.
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: (River Valley Policies Area - Rural Area - 250m Landfill Site Cons.

No pre-apps

NEIGHBOURS:

SN in Lodge Rd +
Willows, Lodge Road, Hurst
The Old House, Lodge Road

By hand 3/5/00

Robin Bradbeer Limited
Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

03.MAY2000* 1403

Ref. No. RWB/298
2 May 2000

For the attention Miss Heather Morgan
Development Control

Dear Miss Morgan

LEA FARM
CHANGE OF USE OF REDUNDANT FARM BUILDING TO USE FOR PURPOSES WITHIN CLASSES B1/B2/B8

I attach a planning application for the above development comprising the following documentation:

- The completed Ownership Certificate and Agricultural Holdings Certificate
- Six copies of the completed Part 1 and Part 2 application form
- Six copies of drawing no. 298/001
- A cheque in the sum of £190 in payment of the statutory application fee.

The subject building lies to the south west side of the existing large building complex at Lea Farm. Within this complex there are situated 3 dwellings houses, former agricultural buildings which are now used for industrial purposes and further agricultural buildings of varying size and quality. This building is the most substantial of the latter category in terms of both size and construction quality. Its former use as a storage barn is now redundant following sale of the dairy herd.

Registered in England Number: 3372202

The building is structurally suitable for re-use and is neither an unsightly or obtrusive element in the landscape being located within the existing large building complex and well away from any public view point. There is satisfactory access to the site and adequate parking arrangements can be provided in accordance with the relevant standards. The proposal will add to the variety of locations and types of premises available without causing harm or raising any conflict with policy.

The proposal accords with the development plan and with national planning guidance with particular reference to the following:

- Berkshire Structure Plan : Policies BU1, BU2
- Loddon Area Local Plan : Policy LC21
- Wokingham District Local Plan deposit draft : Policies WRE2, WRE4
- Planning Policy Guidance Note 7

If you wish to discuss any aspect of this proposal please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER

Enc.

1789/a

SECTION 66 CERTIFICATE

Application No.

03.MAY2000* 1403

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
J R LEE J M BEAUTEMONT N A LEE R M ALLEN	C/O SPRINGALLS FARM HOUSE TROWES LANE SWALLOWFIELD BERKSHIRE	2 MAY 2000

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

Agricultural Holdings Certificate

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

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.

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
NONE		

Signed . . . . **ROBIN BRADBEER** . . . . .

On behalf of . . . . **MR P J LEE** . . . . .

Date . . . . **2 MAY 2000** . . . . .

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

(1) 'LEA FARM' / THE WILLOWS PC 09 330 034

ADDRESS LODGE ROAD PARISH HURST

PLOT No. OLD PROPERTY ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
670/53	MR LEA	EXTENSION TO DINING ROOM	13·10·53	APP. N/A
C/265/65	"	C/APP DETACHED HOUSE GARAGE	2·12·65	N/A C/A
PD/525/69	"	AGRICULTURAL BUILDING	30·10·69	APP. N/A
5/72	MR. A.S. LEA	FARMWORKER'S BUNGALOW	20·1·72	APP. C/A
06935 THE WILLOWS	"	" "	8·8·74	N/A C/A
14364.	" "	Ext'g caravan site to house 20 caravans	20·11·80	N/A A/A
14538	SITE NR.		18·12·80	N/A Ref.
BR 21691	- 'THE WILLOWS'	DINING ROOM & GARAGE ALT.	25·11·83	APP. N/A
20468	" "	"	15·12·83	N/A C/A
20746/7	"	MOBILE HOME o-S/L	5·1·84	N/A R
22193/4	"		20·9·84	N/A R
26764	SUMMERLEAZE GRAVEL CO LTD.	EXCAVATION OF SAND & GRAVEL INCLUDING CONSTRUCTION OF SANDBANK FARM	6·10·87	C/A
29519			24·3·88	C/A
DRAINAGE	"	ALT. TO ALT. SITE AT WHISTLEY COURT FARM	12·7·91	C/A
30332	THE WILLOWS NR MARLEY	NON-COMPLIANCE WITH COND 4 ON 3/72	8·688	C/A

(2) "LEAFARM" / THE WILLOWS

ADDRESS LODGE ROAD PARISH HURST

PLOT No. OLD PROPERTY. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
APPEAL 33312	SUMMERLEAZE SEE SANDBANK	RETAIN CONV. BARN 26164	10·3·89	Re
34886		FARM	3·7·90	De
39733 APPEAL	"	NEW VEH. ACCESS / BRIDGE / CONN. / CANOPY / STORE / LOADING (26164)	10·9·92	Re
40118	MR & MRS P.L.E.	REMAINDANT FARM BLDG. TO WORKSHOP / STORAGE	ACCESS 3 & 93	C/
40365				
41941	SUMMERLEAZE	SKIP STORAGE AREA IN CONN. WITH ALT. LANDFILL OPS.	19·1·94	C/
43627	"	ALT. OF TIME.	27·6·95	Ext. of time 5/92 9·6 18/93 28·9
44143 LBC	MRS R.L.E.	REPAIRS TO N.W. GABLE WALL	19·4·95	C/
95/60232/CA				
A44951 APPEAL	"	AGR. BLDG. TO BE (STORAGE + DISTR.)	26·10·95	C/

DATE OF COMPLETION

MINISTRY DECISION 39733 - APPEAL DISMISSED - 27·5·93

SPECIAL ORDERS TPO 603/93 - N. OF ENTRANCE

DRAINAGE 33312 - APPEAL DISMISSED 25·7·91
44951 - " ALLOWED - 4·11·96.

1933

(3) LEA FARM

ADDRESS LODGE ROAD PARISH HURST

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/63999/F	SUMMERLEAZE	RDOP. TO SHOW CONTOURS & GRADIENTS	9-8-96	C
96/64110/V&R	"	" " WORKS PARKING	9-8-96	C
96/64329/F	"	COMPOUND FOR WASTE-SORTING / RECYCLING	25·10·96	C
96/64496/F	"	NEW VEH. ACCESS - RELOC. PROCESSING PLANT ETC.	21·7·97	C
96/64783/F	MR & MRS LEA.	S/S. LIT. TO AGR. BUILDING + 2 PARKING BAYS	7.02.97	C
97/66151/V	SUMMERLEAZE	RETENTION OF SKIP STORAGE AREA	11·11·97	31·12·9
97/66152/V	"	RETENTION CRUSHER CONVEYOR	11·11·97	31·12·9
97/66158/N	"	VAR. CONDS. 1/2/3/23 IN CONN WITH SANDERS FARM	11·11·97	31·12·9
97/66159	✓ "	EXT. OF TIME FOR EXTR. SAND/GRAVEL - INFILLING + RESTORATION TO AGRICULTURE.	31·3·98	31·12·20

MINISTRY DECISION

SPECIAL ORDERS 64329 - USE CEASE 31·12·99 - TIDIED - 31·3·2000 RESTORED - 31·12·2000

1933

(4) LEA FARM

ADDRESS LODGE ROAD PARISH HURST

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/68971/V	Summerleaze Ltd.	Vars. of Cond. 7 of Cons. 96/64496/F - extend Period of Removal of Plant Assoc. Structures, Bldgs Machinery & access road until 31/12/2003	6.4.99	C
99/69423/V	"	Var. to cond. 2 of app. 26164 to alter the quarry phasing programme.	22/7/99	C
99/69462/F	Independent Recycling Ltd.	ch. use of land from landfill → waste recycling	22/7/99	C
LB/1999/0144	Mr. P. Lee	Proposed demolition of chimney	1.3.00	A

MINISTRY DECISION

SPECIAL ORDERS

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

03.MAY2000* 1403

1.	APPLICANT'S NAME	MR P J LEE
	ADDRESS	LEA FARM LODGE ROAD HURST BERKSHIRE
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Robin Bradbeer Limited Planning & Development Consultancy
	ADDRESS	20 LANSDOWN PARADE CHELTENHAM GLOS.
	POST CODE	GL50 2LH PHONE
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	LEA FARM LODGE ROAD HURST
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 FARM BUILDING TO USE FOR PURPOSES WITHIN CLASSES B1/B2/B8
5. Give the area in hectares or part of a hectare	AREA OF SITE	0·13
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PART OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	298/00/1

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	☐		

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

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.

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details SEPTIC TANK

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

REFER TO PLANS

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.

£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 ROBIN BRADBEER Robin Bradbeer ON BEHALF OF MR P J LEE DATE 2 MAY 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				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify AGRICULTURAL		458		
OTHER	Please Specify B1/B2/B8				458
	TOTAL		458		458

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		
Proposed	18	1

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.

USE FOR PURPOSES WITHIN CLASSES B1/B2/B8

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

NOT KNOWN

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
			NOT KNOWN

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.

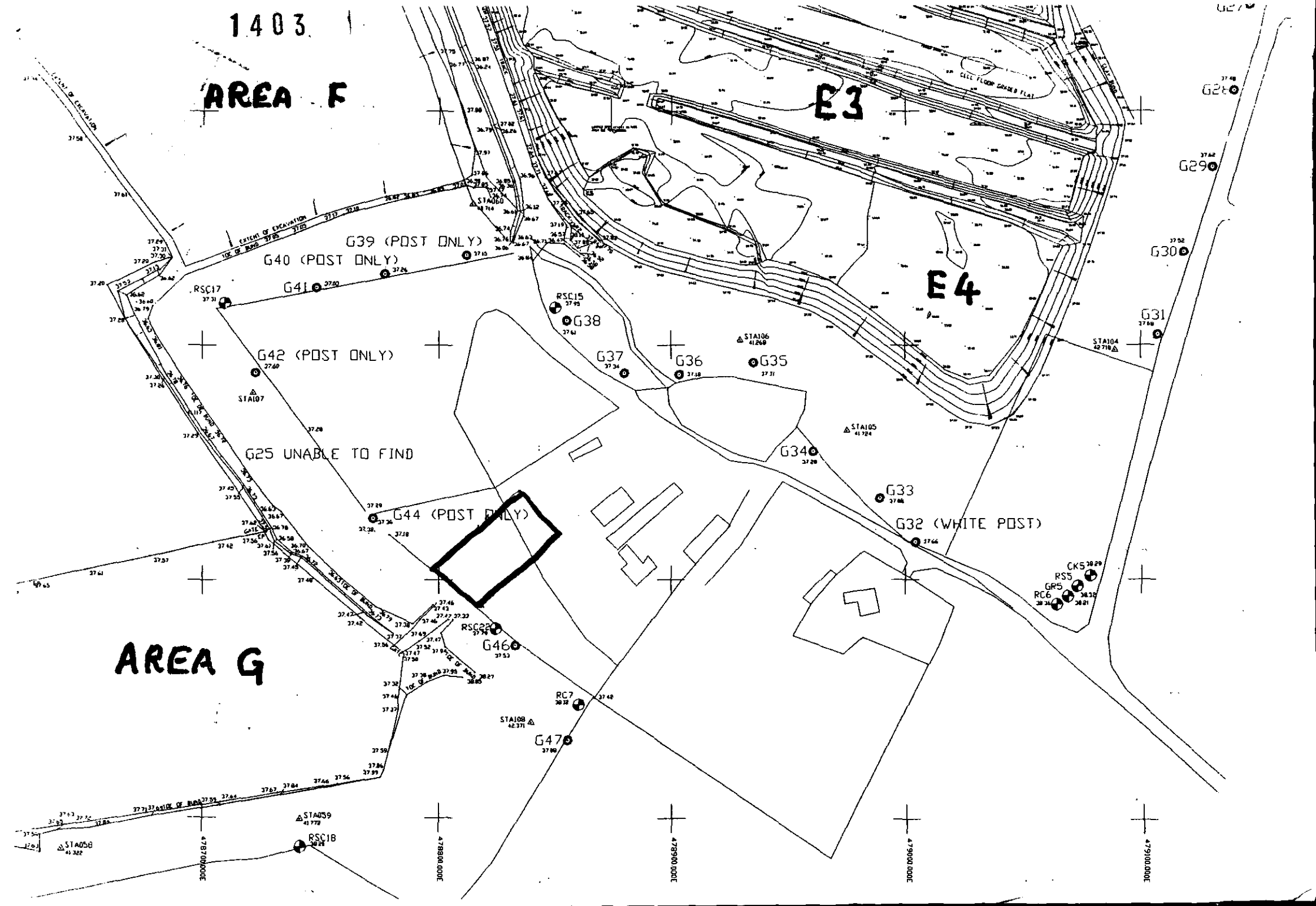
Your application may be refused. The reason will be listed on the Decision Notice.

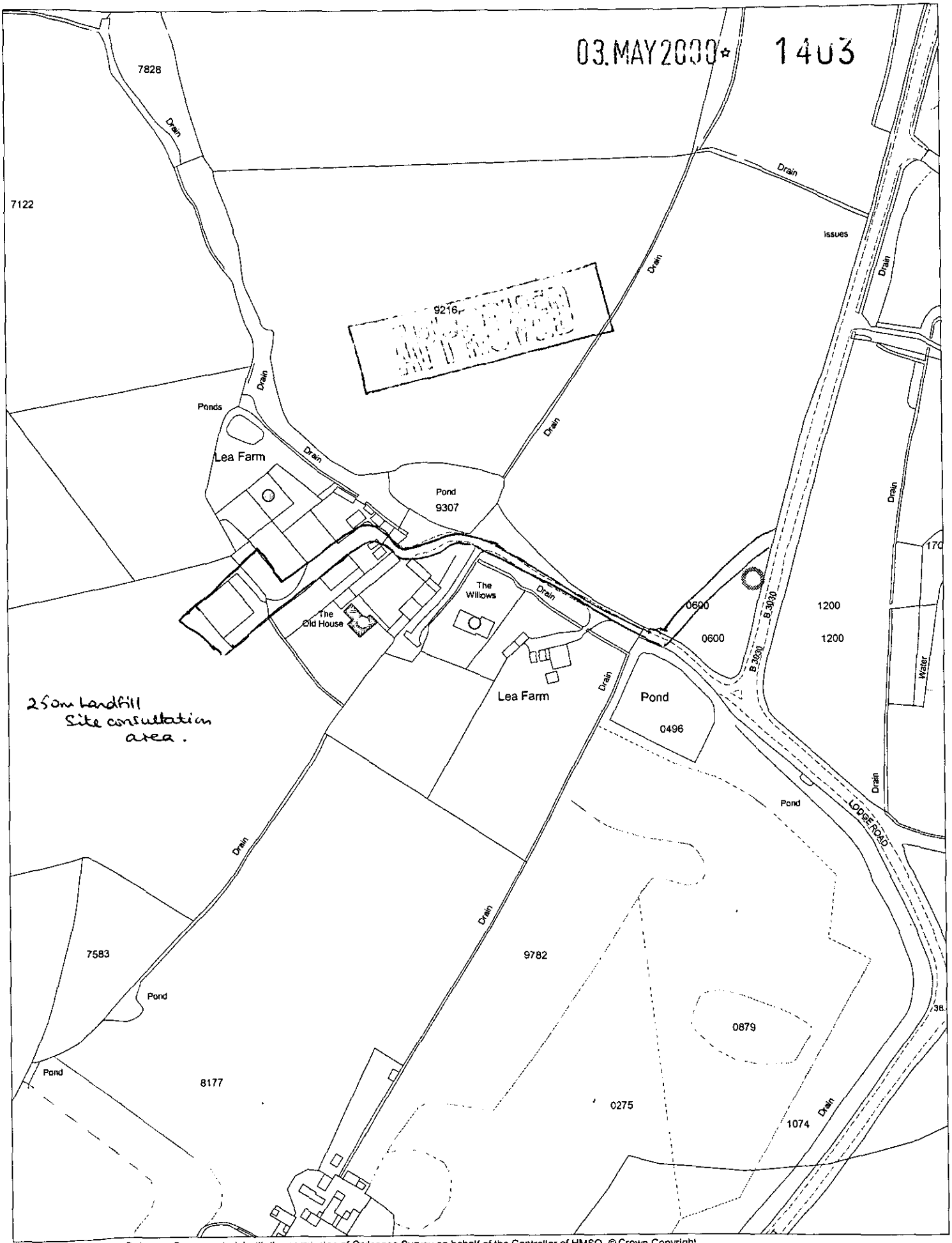
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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.'


1403
AREA F
AREA G
E3
E4
G39 (POST ONLY)
G40 (POST ONLY)
G41
G42 (POST ONLY)
G25 UNABLE TO FIND
G44 (POST ONLY)
G32 (WHITE POST)
G33
G34
G35
G36
G37
G38
G29
G30
G31
G46
G47
RSC17
RSC15
RSC22
RC7
RSC18
CK5
RS5
GR5
RC6
STA060
STA107
STA106
STA105
STA104
STA108
STA059
STA058
EXTENT OF EXCAVATION
TOE OF BUND
CELL FLOOR GRADED FLAT
478700.000E
478800.000E
478900.000E
479000.000E
479100.000E



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Development Control Section, Environmental Services, Wokingham District Council.
12 May 2000

Scale: 1 : 2500

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