APPLICATION NO:
F/2000/1266

LOCATION:
Rowesfarm Church Road, Swallowfield Reading.

APPLICANT:
Farley Farms C/O Andesign

PROPOSAL:
Proposed change of use of farm building to storage use (B8)

EARLIEST DATE FOR DECISION: **28/05/2000**

APPLICATION EXPIRY DATE: **08/06/2000**

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Farley Farms
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2000/1266

Parish: **SWALLOWFIELD**

Location: **Rowesfarm, Church Road, Swallowfield, Reading.**

Proposal: **Proposed change of use of farm building to storage use (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. The building shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
3. Construction operations for which noise is audible at the site boundary shall only be carried out between 0800 hours and 1900 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Condition
4. Commercial vehicles (including fork lift trucks) shall only be started up, manoeuvred, operated, loaded or unloaded between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or Bank or other Public Holidays without the prior agreement in writing of the Local Planning Authority.

Condition
5. Deliveries by commercial vehicles shall only be made to or from the site between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or Bank or other Public Holidays without the prior agreement in writing of the Local Planning Authority.

Condition
6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

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

Reason
2. In the interests of highway safety.

Reason
3. In the interests of residential amenity.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of residential amenity.

Reason
6. In the interests of residential amenity.

Informative
The above permission is for building 2 only shown on the approved plan.

John Mitchell
Development Control Manager
Date: 05/06/2000

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

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1266

Applicant : Farley Farms C/O Andesign.

Location : Rowesfarm, Church Road, Swallowfield, Reading.

Proposal : Proposed change of use of farm building to storage use (B8)

Site Notice Displayed ? :	YES	NO	DATE
	✓		18.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 9.5.00

Date Registered : 13/04/2000

Earliest Date for Decision : 28/05/2000

Latest Consultation Date/Site Notice Expiry Date : 28/05/2000

Application Expiry Date: 08/06/2000

Consultation Responses : HW officer: No obj. subj to conditions.

HHO: Recs conditions

P.C.: No objection.

Planning Issues :

Application Number: F/2000/1266

Appraisal :

History
TP granted 23.9.96 to 23.9.01 with named occupier for workshop B1(c) use.
Consider under Policy WRE2 : building is brick & tile & satisfactory in appearance & suitable for proposed storage use & proposal acceptable in principle.
Due to proximity of Farmhouse, EHO recs. conditions.

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

Application Number F/2000/1266
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC28	SR13	☒ building

3. Construction operations for which noise is audible at the site boundary shall only be carried out between 0800 hours and 1900 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority. SR10

4 Commercial vehicles (including fork lift trucks) shall only be started up, manoeuvred, operated, loaded or unloaded between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority. SR10

5 Deliveries by commercial vehicles shall only be made to or from the site between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority. SR10

6 All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers. SR10.

repeated!

7	SC28	SR13	☒ building
			Informative
			The above permission is for building 2 only shown on the approved plans.

John Mutton
5/6/00.

RECORD OF SITE VISIT

SITE ADDRESS: Rowesfarm Church Road Swallowfield Reading.

APPLICATION NUMBER: F/2000/1266

OFFICER: Angela Odell

DATE OF SITE VISIT: 9.5.00.

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Rural area - farmyard.

3. DESCRIPTION OF SITE/BUILDING Existing brick & tile bldg. Locked up.

4. RELATIONSHIP TO ADJOINING PROPERTIES 2 pairs of cottages to east & Rowesfarmhse to NW. bldgs to NE facing road have ~~consent~~ non-res. P.P.

5. SITE CONSTRAINTS

TREES leylandii on N. boundary of bldg.

ACCESS/PARKING via adjacent yard.

LEVELS Flat

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6445

Date: 6.6.00

My ref: F/2000/1266

CONFIDENTIAL

Councillor D Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

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/2000/1266
Rowesfarm, Church Road, Swallowfield, Reading.
Proposed change of use of farm building to storage use (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 **Angela Odell** on **(0118) 974 6445**. 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 16.6.00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1266**
Rowesfarm, Church Road, Swallowfield, Reading.
Proposed change of use of farm building to storage use (B8)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor D Beatty

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

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

30047

AO

01 ... 2000

COPIES TO: ACK: FILE:

31 May 2000

Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Attn: Angela O'Dell

Dear Sirs,

Application No F/2000/1266 - Proposed change of use of farm building to storage use (B8), Rowes Farm, Church Road, Swallowfield

The Parish Council has no objection to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 04 May 2000

Application Number: F/2000/1266

Proposal: Proposed change of use of farm building to storage use (B8)

Parish: SWALLOWFIELD PARISH

Site Address:
Rowesfarm, Church Road, Swallowfield, Reading.

Applicant:
Farley Farms C/O Andesign.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

---

1) SC28 SR13

Signed: _____ **Print name:** T CUTLL

16/5/00

PLANNING SERVICES | LPA 29318
POL | TLS
DC Ao | ENF
APP |
CS |
15 MAY 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning Department

Date: 11/05/00

ROWES FARM, CHURCH ROAD, SWALLOWFIELD F/2000/1266

Having considered the above application, I recommend the following conditions should be applied should planning permission be granted

1. Construction operations for which noise is audible at the site boundary shall only be carried out between 0800 hours and 1900 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

2. Commercial vehicles (including fork lift trucks) shall only be started up, manoeuvred, operated, loaded or unloaded between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

3. Deliveries by commercial vehicles shall only be made to or from the site between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

4. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

J Mullaney

John Mullaney
Environmental Health Officer

Received by Wokingham District Council

Application No: F/2000/1266

Proposal:
Proposed change of use of farm building to storage use (B8)

Location:
Rowesfarm, Church Road, Swallowfield, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/05/2000. 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

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1266 relates.

Address of site Rowes Farm, Church Road, Swallowfield, Reading, Berkshire

Signed Karen Seyford

Date 17 May 2000

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man.

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

~~103~~/104.

Start date:	13 APR 2000
Officer: AO	Application No. F/2000/12606

Map No. 108 **Site** 3:20

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED CHANGE OF USE OF FARM BUILDING TO STORAGE USE (B8)

Location: ROWES FARM CHURCH ROAD

Parish: SWALLOWFIELD **Ward:** Swallowfield

4.5.2000

Applicant: FARLEY FARMS

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

(8)

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			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....

.....

.....

NEIGHBOURS:

S/N + Rowes Farm, Church Road, Swallowfield.
Renewal Centre, Rowes Farm, Church Road.
1 → 4 Rowe's Farm Cottages, Church Road
Rowes Farmhouse, Church Road, Swallowfield

ANDESIGN
BUILDING PLANS

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

Mrs A. O'Dell

Planning Officer

Wokingham District Council

P.O. Box 157

Shute End

Wokingham

Berks RG40 1WR

ref:1861

13.APR.2000* 1266

12th April 2000

Dear Mrs O'Dell,

re: **Rowes Farm. Church Road, Swallowfield,**

You will be aware that we currently have a Planning Consent in the name of Paul Dickinson Repairs to occupy a unit at the above farm. Whilst the consent is still active, Mr Dickinson has now left the premises and our Clients, Farley Farms wish to let the premises for Storage purposes as opposed to Light Industrial. My clients are aware that the unit is in close proximity to adjacent residential properties and therefore considers that the use of the building for Storage purposes would probably be a more appropriate use. With this in mind I am enclosing a formal application to which I would be obliged if you could add your full support.

Yours faithfully,

A. Hester

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

13.APR.2000* 1266

1.	**APPLICANT'S NAME**	FARLEY FARMS
	ADDRESS	BRIDGE FARM, READING ROAD
		ARBORFIELD, BERKS
	POST CODE	RG2 9HT **PHONE** 9760412
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	ANDESIGN
	ADDRESS	9 PERKINS WAY
		WOKINGHAM, BERKS
	POST CODE	RG41 2TN **PHONE** 9784165
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	**SITE LOCATION**	ROWES FARM, CHURCH ROAD, SWALLOWFIELD, BERKS
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 STORAGE
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	FARLEY FARMS GROUP COMPRISES SIX FARMS IN DISTRICT TOTALLING 1650 ACRES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNER
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	AH/S/271B AND 1:500 BLOCK PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	[X]	**REDEVELOPMENT**	[ ]
ERECTION OF NEW BUILDING	[ ]	**ALTERATION or EXTENSION**	[ ]

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

OUTLINE PERMISSION	[ ]	**See question 10**
FULL PERMISSION	[X]	
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.

FARM

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

EXISTING

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

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

NO CHANGE

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 (ANDESIGN) ON BEHALF OF FARLEY FARMS DATE 12/4/2000

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

.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		104		
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				104
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		104		104

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	MIN 2 SPACES	
Proposed		

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

STORAGE

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will those 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 bythe Chief Officerresponsible 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.'

① ADDRESS Rowes Farm PARISH Swallowfield

PLOT No. Church Road ORD. SHEET No.

BUILDER PD/427/61 AGR. BLDG.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/427/71				
489/73	HON. P.H. SAMUEL	STOCK UNITS & SHEDS	19.4.73	A
34453	PAUL DICKENSEN REPAIRS	REDUNDANT FARM BLDG. AS WORKSHOP FOR REPAIR OF AGR. MACHINERY & MOTOR VEHICLES (RETROSPECTIVE)	26.10.89	31.10
34458	MIKE SPENCE MOTORSPORT LTD.	REDUNDANT FARM BLDG. TO L.IND.	26.10.89 "	Re
34459 } 34460 LBC }	FARLEY FARMS	MOBILE HOME S/L	" 26.10.89	31.10
37965	MRS S. MILLER	REDUNDANT BARNS TO PROVIDE RENEWAL CENTRE	31.7.91	Cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 BRA 11061 24.12.91 APP

13.APR.2000 1266

② ADDRESS Rowes Farm PARISH Swallowfield

PLOT No. Church Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39051	C.B. MOTORS	AGR. BLDGS TO IND.	18.3.92	Cl
40654	FARLEY FARMS RETRO	MOBILE HOME	10.6.93	Re
40655	PAUL DICKINSON REPAIRS "	REDUNDANT BLDG. TO WORKSHOP (REPAIR OF AGR. MACHINERY & MOTOR VEHS).	9.6.93	Cl
43961	C.B. MOTORS	RENEWAL "	6.10.95	31.10.
44978 } ~~95/60069/FEMP~~ }	MRS. S. MILLER SEE SEP. CARD - RENEWAL CENTRE	BARNS TO B8 & D1	26.1.96	31.1.9
96/63905/F	"	TEMP. HORT. USE OF WASTELAND	6.8.96	Cl
96/64102/TM	PAUL DICKINSON REPAIRS	(RETRO) C/O/USE FARM BLDG. TO WORKSHOP	23.9.96	23.9.2
97/64870/F } SEP. CARD - MRS. S. MILLER - RENEWAL CENTRE		C/O/USE BARN TO B8 (STORAGE)	24.02.97	31.1.
99/69057/T	MRS S. MILLER.	TEMP. PERM. FOR USE OF BARN FOR GROUP THERAPY.	30/3/99	C

DATE OF COMPLETION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

Application No. 13.APR.2000* 1266

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

on (d) . . . . . ●

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

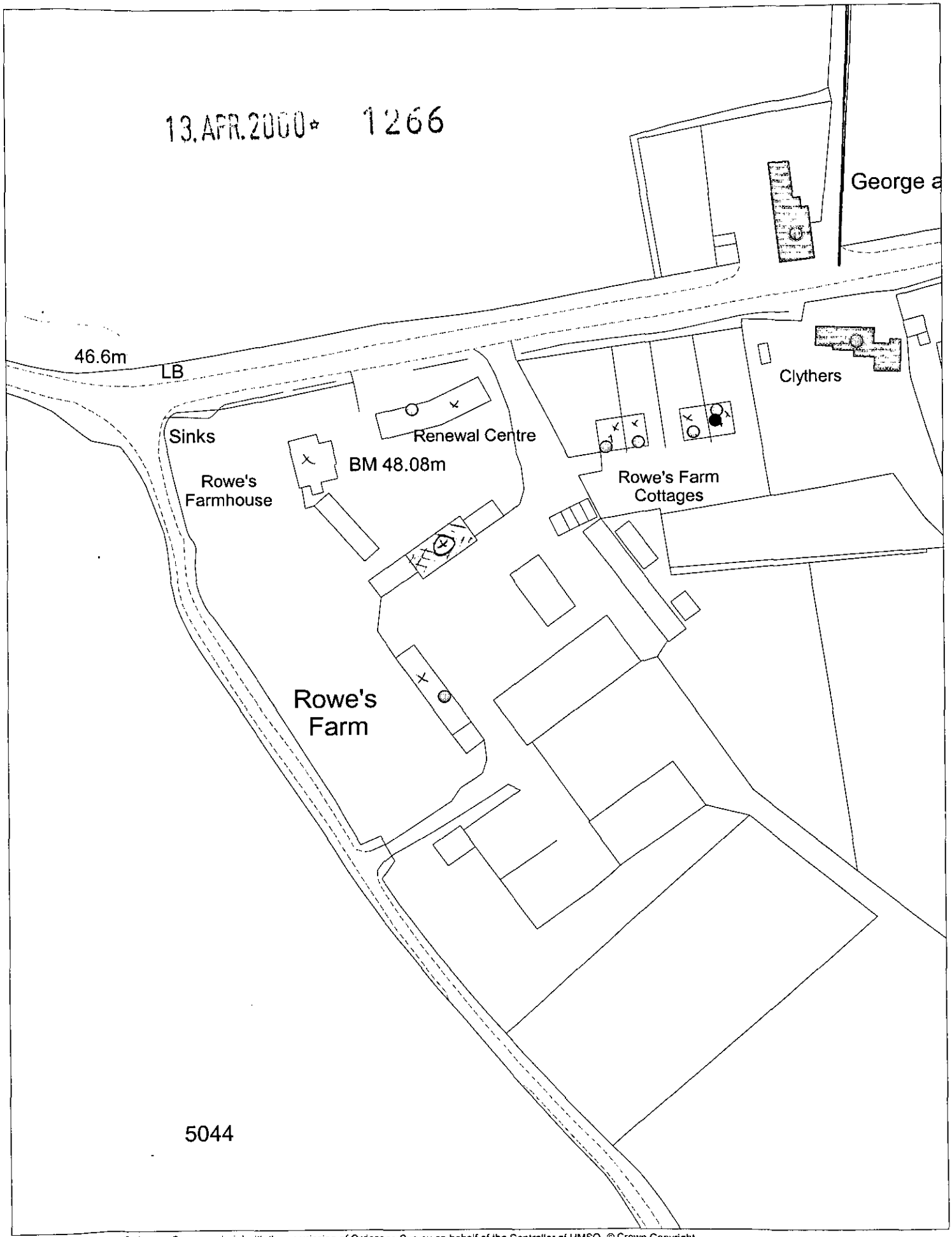
Tenant's name	Address at which notice was served	Date on which notice was served
NOT APPLICABLE		

Signed . . . . . (ANDESIGN) . . . . .

On behalf of . . . . . FARLEY FARMS . . . . .

Date . . . . . 12/4/2000 . . . . .

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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
19 April 2000

Scale: 1 : 1250

N
W E
S