X SYSTEMS LTD

APPLICATION NO:
VAR/2000/1152

LOCATION:
Bill Hill Park Twyford Road, Wokingham.

APPLICANT:
Ewar Stud Farms Ltd C/O Andrews Kalik Associates Ltd

PROPOSAL:
Proposed variation of condition 3 on consents 35487 & 98/67083/F to allow others to have unrestricted occupation.

EARLIEST DATE FOR DECISION: **11/05/2000**

APPLICATION EXPIRY DATE: **25/05/2000**

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ewar Stud Farms Ltd
C/O Andrews Kalik Associates Ltd
The Studio
101 London Road
READING
Berkshire
RG1 5BY

Application Number: VAR/2000/1152

Parish: **HURST**

Location: ***Bill Hill Park, Twyford Road, Wokingham***

Proposal: **Proposed variation of condition 3 on consents 35487 & 98/67083/F to allow others to have unrestricted occupation.**

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. Notwithstanding the plan 383/8A submitted, prior to the unrestricted occupation of the offices, a parking plan shall be submitted to and approved in writing by the Local Planning Authority and these shall be provided as approved.

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

Reason
2. In the interests of highway safety and convenience.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies EN1 and EN4
Loddon Area Local Plan Policies LTV2, LBE18, LBE19, LBE1 and LBE2
Deposit Draft Wokingham District Local Plan Policies WCC1, WHE13, WHE9, WBE1 and WOS3

John Mitchell
Development Control Manager
Date: 22/11/2000

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.

F
SE

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: EWAR STUD FARMS LTD
C/O ANDREWS KALIK ASSOCIATES
2 ALEXANDRA ROAD
READING
BERKSHIRERG1 5PD

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

Application No.35487 (F)

Proposal:
CONVERSION OF STABLES TO OFFICES
BILL HILL PARK TWYFORD 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 five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 All the materials to be used in the elevations of the proposed development shall match those on the existing building to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(256C)

02 REASON To ensure that the materials are in keeping with those existing.(4R)

03 The offices hereby approved shall not be used or occupied separately from Bill Hill Park and shall enure for the benefit of Ewar Stud Farms limited.

03 REASON For the sake of clarity and to ensure an appropriate development of the site.

04 Before the development hereby approved is commenced, details relating to the proposed external doors and windows, and internal doors, will be submitted to, and approved in writing by, the District Planning Authority.

continued/-

04 REASON To ensure a satisfactory form of development and that the materials are in keeping with the Listed Building.

05 Samples of proposed materials, in connection with Conditions 02 and 04, shall be made available for inspection on site and approved in writing by this District Planning Authority, prior to the commencement of development.

05 REASON To ensure a satisfactory form of development and to ensure that the materials are appropriate to the Listed Building.

06 The building shall not be occupied until all the parking spaces, shown on the approved plan Drawing No. 383/5, have been marked out on site in accordance with the approved plan. The parking spaces shall be kept available for vehicle parking at all times. (385C)

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

INFORMATIVES:-

The Developer or Agent is requested to contact the Council's Engineer regarding the following informative(s). (669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

The developer is required to obtain the consent of the National Rivers Authority (Senior Ground Water Protection Officer, Thames Region, Denton House, Iffley Turn, Oxford OX4 4HU) for the installation and use of a septic tank or other form of treatment plant for the disposal of sewage. (682)

Surface water shall discharge to the existing surface water drainage system.(704)

continued/-

9.7.90

Application Number: 35487 and 35488 | Received 23. 3. 90 | ST NICHOLAS HURST Fundamental North Team

Applicant: EWAR STUD FARMS LTD
Location: BILL HILL PARK, TWYFORD ROAD, ST NICHOLAS HURST
Proposal: CONVERSION OF FOUR STABLES TO OFFICES

Introduction and Planning History - The site is located on the western side of the A321 Twyford Road, to the north east of the A329(M)/M4 interchange. The site comprises part of the 600 acre Ewar Stud Farms complex and is located in close proximity to the main house. The Coach House, Bill Hill House and a Garden Pavillion within the grounds are all Grade II Listed Buildings.

The Coach House has been renovated and refurbished fairly recently, this included the conversion of the first floor into office accommodation to administer aspects of the various properties and business interests with which the Richards family have connections, for which Listed building Consent (Ref 23423) was granted in 1985 and a Section 53 Determination was made in 1984.

Policy - Policy EN25 of the Replacement Structure Plan for Berkshire and Policies LBE17 and LBE18 of the Loddon Area Local Plan Deposit apply.

Proposal - The proposal is for the conversion of 4 existing stables on the ground floor for use as offices, creating a further 67m^2 of office accommodation to be used in conjunction with the existing family run businesses which are based in places including Ewar Stud Farm, St Nicholas Hurst, Lambourn, Scotland and France. The proposal would involve very few changes to the existing building, it is intended to convert the stables by modifying existing door entrances by insertion of windows in the upper part of the opening. Internally, walls to be altered to create openings and the office partitions are all modern elements and mainly of breeze block construction.

Consultation -
The County Conservation Architect - No objection
The engineer - informatives to be attached
Parish Council - No adverse comment
Highway Authority - with respect to Planning application 35487 recommends that any permission should include condition
Any further observations received shall be reported at the meeting.

The application has been advertised in accordance with Section 28 of the Town and Country Planning Act 1971.

Appraisal - The main issues are whether this proposal would result in an undue increase in office space and an adverse impact on the character of the listed building.

The proposed new offices (67m^2, together with those existing (133m^2) would be used as a main office for the businesses run by the applicant and his family. Approximately 40% of the existing office space relates directly to the use carried out on the surrounding land. The proposed space

133m^2 already used as offices

is required by the main Ewar Stud Farm company. The applicant would be prepared to enter into a Legal Agreement to ensure that the offices are not occupied separately therefrom.

The conversion to offices of four of the existing stables would ensure that the Listed Building is retained and would not adversely affect the character nor setting of that building nor other surrounding Listed Buildings. Thus the proposal would be in compliance with policies contained within the Revised Structure Plan for Berkshire and Loddon Area Local Plan Deposit.

The horses currently housed in the stables to be converted would be stabled in the new block to the north of the existing coach house. Proposed parking (to the east of the coach house), which would be informally laid out, accords with the Highway authority standards.

In design terms, the external alterations would not adversely affect the appearance nor historic fabric of the Listed building. No new openings are proposed. Internally alterations are to existing, recently constructed modern walls (following refurbishment). To ensure that materials are appropriate to the Listed Building, a condition to secure details of door and window type and samples of materials to be used could be attached. The previous refurbishment and conversion carried out to the first floor has been sympathetically undertaken using high quality materials including some wood from trees grown on the estate.

Recommendation - On balance, given the importance of the retention of the Listed building, the proposed use and willingness of the applicant to enter into a Legal Agreement and the quality of work already undertaken, it is recommended that: -

i) Planning application (35487) be Conditionally APPROVED subject to the completion of a Legal Agreement ensuring that the offices are not used or occupied separately from the Richards family businesses and conditions to include standard time, details of materials to be submitted and a condition relating to parking provision.

ii) The Listed building Consent (35488) be GRANTED subject to conditions to include: standard time, materials to match and details of doors and windows to be submitted.

SE/BS
17/05/90

SIDEBELL
LIMITED

PASSED TO
COPIES TO
17 MAY 1990
ACKNOWLEDGED 21/5/90
FILE No.

AJR/SB/MB

Mrs. S.Etheridge
Wokingham District Council
WOKINGHAM
Berkshire.

16th May 1990.

Dear Mrs. Etheridge,

The following are details of the various companies and operations that take place at The Coach House, Bill Hill Park, Wokingham.

The main business here is, of course, the farming and stud which runs under the title of Ewar Stud Farms Limited, and all the administration of that company, including its estate in Scotland, is run from here. 60% of the staff in the offices are currently involved in the administration of the Ewar Stud Farm company, in addition to the Directors. This is the company that is expanding and will require further office space.

All Ewar Stud Farms international business is run from here, including all the exports and movements of animals from Ireland, America and France, the management of the stallions in France and Ireland. Of course, we hope eventually, if planning permission is granted for the cottages, to reverse this trend and keep all this good money at home.

Sidebell Limited. This is the parent company owning all the other companies listed on the board and all its Directors are members of my family and all the shares, except approximately 4% are owned by the Richards family, the balance of 4% is owned by the Company Secretary and/or his children.

Kennel Ride (Properties) Limited have their registered office here, but the administration is, in the main, run from offices in Lowndes Street where my son Timothy work Some files are kept in his office here for Board purposes.

C.T. Limited is one of the bigger trading companies in the group and its administration and operations are run entirely from Oxford and London, though the registered office is here at The Coach House for convenience. Board meetings of this company are usually held in Oxford.

Contd/.....

Contd/.....

Surtees Investments Limited is a small investment subsidiary of Sidebell Limited which does not in itself occupy any of the offices, though I think it is true to say that administration of this company would occupy a maximum of one-half-day per week for one person.

The following companies are all dormant, though their registered offices are here:-

Kennel Ride (Developments) Limited
Poyle Cargo Centre (Heathrow) Limited
Richards Bros. (Specialty Sales) Limited
Valewalk Limited

The company has other major investments, in electronics, whose entire operations are run from Rochester in Kent; in clock and lighting manufacturing, whose entire operations are run from East Dereham in Norfolk, and housebuilding, whose entire operations are run from offices in Reading. Those companies registered offices are at their place of business.

I am sorry I am not here to meet you on Thursday, but I have had to travel to Scotland to our Scottish farm for an on-site management meeting.

Mrs. Barber will show you round any part of the offices where you require to take your slides.

Kind regards.

Yours sincerely
SIDEBELL LIMITED

A.J.RICHARDS.

Date: 26 October 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: VAR/2000/1152

Location: Bill Hill Park, Twyford Road, Wokingham.

Proposal: Proposed variation of condition 3 on consents 35487 & 98/67083/F to allow others to have unrestricted occupation.

Applicant: Ewar Stud Farms Ltd C/O Andrews Kalik Associates Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Additional plan showing parking provision. Drawing no 383/8A.

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.

(RING ONE)

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

App No. VAR/2000/1152 (Planaps) / (Ludhouse) Date Rec. 23.10.00

Location: BILL HILL PARK, TUYFORD RD

Parish ~~WARD~~ HURST

Applicant: EWAR STUD FARMS LTD.

Description of attached plans Additional plan showing parking provision

Drawing No's: 383/8A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		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 26.10.PS.

Yellow - Part One Copy
Green - Officer's Copy

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

PLANNING SERVICES | HPT 35647
PDL | TLS
DC BP | ENF
CS
23 OCT 2000
COPIES TO: | ACK: | FILE:

AMA/JDF/1403

12 October 2000

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

fao Mrs B Polnik

Dear Mrs Polnik

BILL HILL PARK TWYFORD ROAD HURST

Thank you for your letter of 6 October. I enclose a Site Plan indicating 25 car spaces adjacent to the courtyard in front of the stable block.

When you visit the site, you will realise that there is plenty of space for parking in this area, and should the building become occupied by an independent company, not related to the current occupier on the site.

If you need any further information to assist you on this application, do not hesitate to contact me.

Yours sincerely

Matt Andrews

A M Andrews

ADDITIONAL PLAN
11152

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

Date: 02 February 2001

To: Case Officer

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

Application Number: VAR/2000/1152

Location: Bill Hill Park, Twyford Road, Wokingham.

Proposal: Proposed variation of condition 3 on consents 35487 & 98/67083/F to allow others to have unrestricted occupation.

Applicant: Ewar Stud Farms Ltd C/O Andrews Kalik Associates Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Plan showing parking layout pursuant to condition 02 of planning permission VAR/2000/1152. Drawing no 383/8B.

Comments are required by 12/02/2001.

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

(RING ONE)

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

App No. VAR/2000/1152 (Planaps) / (Ludhouse) Date Rec. 29.1.01

Location: BILL HILL PARK

Parish HURST

Applicant:

Description of attached plans Plan showing parking layout pursuant to condition 2 of pl. permission VAR/2000/1152.

Drawing No's: 383/8B

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:

		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 02.02.PS

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. WA/2000/1152 (Planaps) / (Ludhouse) Date Rec. 29.1.01

Location: BILL HILL, PARK

Parish HURST

Applicant:

Description of attached plans Plan showing parking layout pursuant to condition 2 of pl. permission WA/2000/1152.

Drawing No's: BR 3/83

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:

		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 02.02.PS

Yellow - Part One Copy
Green - Officer's Copy

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

PLANNING SERVICES | 39241
PM | TLS
DC BP | ENF
APP
CS
29 JAN 2001
COPIES TO: | ACK:
FILE:

DAMcK/JAG/383

26th January 2001

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

1152

DETAILS TO COMPLY WITH CONDITIONS

F.A.O. Mrs B Polnik

Dear Madam,

THE COACH HOUSE, BILL HILL PARK, WOKINGHAM

Further to Planning Consent VAR/2000/1152, please find enclosed 6 copies of drawing no. 383/8B showing the parking arrangements as required on condition 2 of the approval.

I hope this answers the condition in full, but should you have any queries please do not hesitate to contact us.

Yours faithfully,

David McKnight

D A McKnight.

Enc:

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

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date February 16, 2001
My ref. BP/VAR/2000/1152
Your ref. DAMcK/JAG/383

Mr D A McKnight
Andrew Kalik Associates
The Studio
101 London Road
Reading
RG1 5BY

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 McKnight

RE: THE COACH HOUSE, BILL HILL PARK, WOKINGHAM

Further to your letter dated 26th January 2001 regarding parking layout in connection with the office use at The Coach House, the Highway Authority have requested a plan showing 25 spaces as requested in my original letter dated 6th October 2000 (copy enclosed).

I look forward to receiving this in the near future.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Enclosure: Copy of my letter dated 6th October 2000.

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date March 28, 2001
My ref. BP/VAR/2000/1152
Your ref. DAMcK/JAG/383

40538

Mr D A McKnight
Andrew Kalik Associates
The Studio
101 London Road
Reading
RG1 5BY

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 McKnight

RE: THE COACH HOUSE, BILL HILL PARK, WOKINGHAM

Further to your letter dated 28th February 2001 regarding parking layout in connection with the office use at The Coach House, pursuant to condition 2 on planning permission VAR/2000/1152, I confirm that the layout shown on plan 383/9C is acceptable.

Yours sincerely

JOHN MITCHELL
Development Control Manager

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

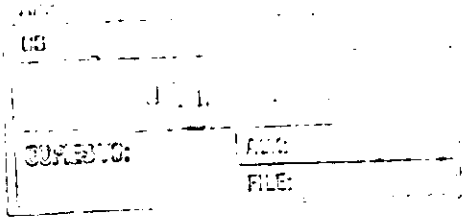
DAMcK/JAG/383

'40558

28th February 2001

BP

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



F.A.O. Mrs B Polnik

Dear Madam,

THE COACH HOUSE, BILL HILL PARK, WOKINGHAM APPROVAL No. BP/VAR/2000/1152

Please find enclosed 3 copies of drawing no. 383/9C showing the 25 car spaces as requested in your letter of 16th February 2001.

I hope this now concludes the matter.

Yours faithfully,

David McKnight

1152 1
DETAILS TO COMPLY WITH CONDITIONS

D A McKnight.

Enc:

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

Date: 22 March 2001

To: Case Officer

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

Application Number: VAR/2000/1152

Location: Bill Hill Park, Twyford Road, Wokingham.

Proposal: Proposed variation of condition 3 on consents 35487 & 98/67083/F to allow others to have unrestricted occupation.

Applicant: Ewar Stud Farms Ltd C/O Andrews Kalik Associates Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Plan showing 25 parking spaces pursuant to condition 02 on planning permission VAR/2000/1152. Drawing no 383/9C.

Comments are required by 05/04/2001.

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

(RING ONE)

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

App No. VAR/2000/1152 (Planaps) / (Ludhouse) Date Rec. 1.3.01

Location: THE COACH HOUSE BILL HILL PARK

Parish HURST

Applicant: EWAR STUD FARMS LTD.

Description of attached plans Plan showing 25 parking spaces pursuant to condition 2 on p.p VAR/2000/1152

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:

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 14 days

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 22.03.05.

Yellow - Part One Copy
Green - Officer's Copy

Date: 02 February 2001

To: Highways

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

Application Number: VAR/2000/1152

Location: Bill Hill Park, Twyford Road, Wokingham.

Proposal: Proposed variation of condition 3 on consents 35487 & 98/67083/F to allow others to have unrestricted occupation.

Applicant: Ewar Stud Farms Ltd C/O Andrews Kalik Associates Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Plan showing parking layout pursuant to condition 02 of planning permission VAR/2000/1152. Drawing no 383/8B.

Comments are required by 12/02/2001.

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

Comments as previous; dated 01/11/00
for 25 spaces.

Adam Coggins 01/02/01

Date: 22 March 2001

To: Highways

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

Application Number: VAR/2000/1152

Location: Bill Hill Park, Twyford Road, Wokingham.

Proposal: Proposed variation of condition 3 on consents 35487 & 98/67083/F to allow others to have unrestricted occupation.

Applicant: Ewar Stud Farms Ltd C/O Andrews Kalik Associates Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Plan showing 25 parking spaces pursuant to condition 02 on planning permission VAR/2000/1152. Drawing no 383/9C.

Comments are required by 05/04/2001.

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

Details satisfy condition 02.

Adam Coggins 26/03/01

Application Number: VAR/2000/1152

Appraisal :

A. IMPACT ON RURAL CHARACTER OF AREA

Policies LTV2 of LALP; WOC1 of WOLP and ENV1 of BSP

Buildings have already been converted to offices and are currently in that use. Office floorspace is used by subsidary companies of Major Stud Farm Ltd which are quite diverse. Additional car parking is proposed outside the courtyard area within an area already used for parking. It is screened by existing buildings and a brick wall. In view of the above it is not considered that the proposal would adversely affect the visual amenity and rural character of the area.

B. IMPACT ON CHARACTER/SETTING OF LISTED BUILDING AND HISTORIC PARK

Policies LBE18 and 19 of LALP; WHE13 and WHE9 of WOLP; and ENV4 of BSP.

As buildings are already in office use by a number of different companies it is not considered that the variation of the condition to allow an open B1 use would adversely affect the character/setting of the listed building and the historic park within which it is situated.

C. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies LBE1/2 of LALP; and WBE1 of WOLP

Number of buildings within Bill Hill Park are in residential use. As buildings are already in office use, albeit by subsidary companies, the number of employees has not been restricted. Whilst variation of the condition would allow occupation by any company for B1 use it is not considered that this would adversely affect the amenities of neighbouring occupiers. Parking would be provided outside the courtyard.

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

D. HIGHWAY ISSUES

WOS3 of WOLP

Adequate on-site parking could be provided although condition required re: details.

Application Number VAR/2000/1152
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	
			Notwithstanding the plan 383/8A submitted,
2.		R138	Prior to the unrestricted occupation of the
			offices a parking plan shall be submitted
			to and approved in writing by the LPA
			and these shall be provided as approved.
			INFORMATIVE:
		N16	LALP: LTV2, LBE18, LBE19, LBE1 and LBE2
			WQLP: WCC1, WHE13, WHE9, WBE1 and WQS3
			BSP: EN1 and EN4

RECORD OF SITE VISIT

SITE ADDRESS: Bill Hill Park Twyford Road Wokingham.

APPLICATION NUMBER: VAR/2000/1152

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 17.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Green and orange on fence at entrance facing Twyford Rd.

2. DESCRIPTION OF SURROUNDINGS

Predominantly rural in character.

3. DESCRIPTION OF SITE/BUILDING

Complex of buildings surrounding courtyard. Building already in office use

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to plan

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING as existing

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS

WORK SHEET FOR : Mrs B Polnik

Application Number : VAR/2000/1152

Applicant : Ewar Stud Farms Ltd C/O Andrews Kalik Associates Ltd.

Location : Bill Hill Park, Twyford Road, , Wokingham.
Proposal : Proposed variation of condition 3 on consents 35487 & 98/67083/F to allow others to have unrestricted occupation.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 30/03/2000

Earliest Date for Decision : 11/05/2000

Latest Consultation Date/Site Notice Expiry Date : 11/05/2000

Application Expiry Date: 25/05/2000

Consultation Responses :

- Conservation Architect : no adverse impact on listed building
- Highway Authority : no objection subject to 1:500 plan to ensure that proposed parking is in accordance with adopted standards.
- Parish Council : no adverse comment
- Letters of representation : 2 letters of no objection subject to cars being parked outside the walls of the courtyard.

Planning Issues :

Relevant Planning History:

Extensive planning history dating back to 1950.
In 1990* (35488 and 35487) p.p first granted to convert 4 stables to offices and in 1998 a further application was approved to convert the remainder of the stable block (98/67082 and 98/67083) to offices. Floorspace involved was 414 m² and 210m² respectively giving a total of 624m².

* Prior to this the first floor of the Coach House was converted to offices under 23423 in 1985.

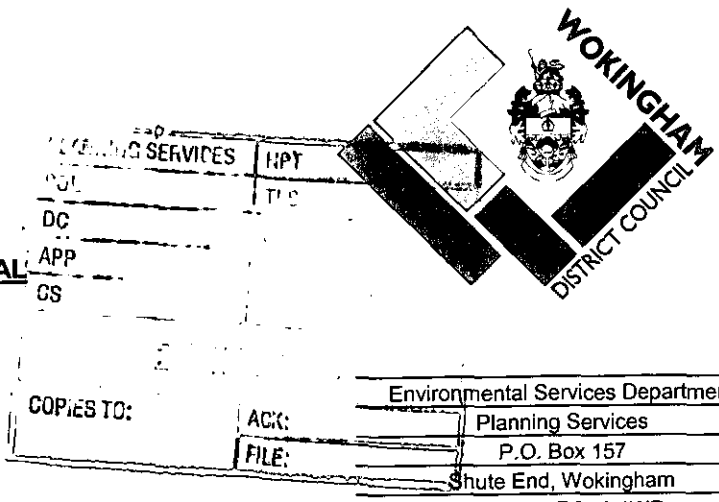
Both permissions were subject to a condition stating that the offices shall not be used or occupied separately from Bill Hill Park and shall ensure for the benefit of Ewar Stud Farms Ltd. The reason for this condition was to safeguard the amenities of neighbouring residents and the locality (98/67033/F) and to ensure appropriate dev. of the site (35487).

By hand 20.11.00

Tel: 0118 974 6450

Date: 17.11.00

My ref: VAR/2000/1152



CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: VAR/2000/1152
Bill Hill Park, Twyford Road, , Wokingham.
Proposed variation of condition 3 on consents 35487 & 98/67083/F to allow others to have unrestricted occupation.

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 27.11.00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **VAR/2000/1152**
Bill Hill Park, Twyford Road, , Wokingham.
Proposed variation of condition 3 on consents 35487 & 98/67083/F to allow others to have unrestricted occupation.

Transfer: Yes ☐ No ☒
Reason for Transfer:

Signed: A Drake Date: 18.XI.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.

Applicationo	Name & Address
VAR/2000/1152	Mrs A Sword 1 The Courtyard Bill Hill Park Wokingham RG40 5QT
VAR/2000/1152	Mr & Mrs King 2 The Courtyard Bill Hill Park Wokingham RG40 5QT

App. approved
Letter sent 24/11/00

Date: 26 October 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: VAR/2000/1152

Location: Bill Hill Park, Twyford Road, Wokingham.

Proposal: Proposed variation of condition 3 on consents 35487 & 98/67083/F to allow others to have unrestricted occupation.

Applicant: Ewar Stud Farms Ltd C/O Andrews Kalik Associates Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Additional plan showing parking provision. Drawing no 383/8A.

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.

Comments.

The highway authority do not have any objections to the proposals and the spaces seem to be acceptable, however we require a 1:500 plan to ensure that the spaces and layout conform to our standards.
Spaces to be 4.8 m × 2.4 m minimum, and there must be 6 metres available between rows of spaces.

Adam Coggins 01/11/00.

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 6th October 2000
My ref: BP/VAR/2000/1152
Your ref: AMA/JAG/383

Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG1 5BY

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 Mr Andrews

RE: PROPOSED VARIATION OF CONDITION TO ALLOW UNRESTRICTED OCCUPATION OF OFFICE FLOORSPACE AT BILL HILL PARK, TWYFORD ROAD, HURST

I refer to your letter dated 6th September 2000 regarding the above-mentioned proposal and apologise for the delay in dealing with your planning application.

Whilst the current situation may not change in the near future and the offices will continue to be occupied by subsidiary companies the purpose of your planning application is to vary the condition to allow unrestricted occupation of these offices and therefore if granted the offices could be occupied by independent companies in the future. In light of this the Local Planning Authority would seek to ensure that the development is in accordance with adopted parking standards.

The Highway Authority are requesting the provision of 25 parking spaces in accordance with adopted standards which are 1 space for 25m^2 of office floorspace. Part 2 of your application form indicates a total of 624m^2 of office floorspace which would require 25 spaces. The form also indicates that conversion of the stables which I assume has already been implemented and is therefore an error.

I look forward to receiving this a plan showing adequate on site parking in the near future. Finally you should be aware that these comments are made without prejudice to the Council's normal decision making process.

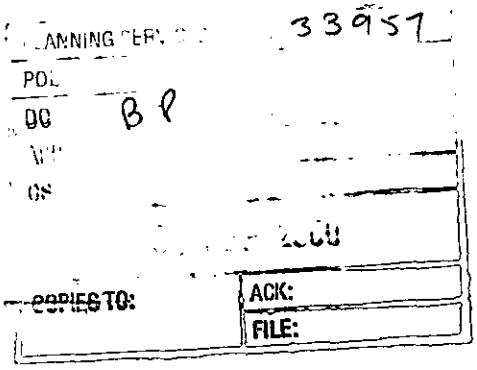
Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

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

AMA/JAG/383

6th September 2000



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

F.A.O. Mrs B Polnik

Dear Madam,

BILL HILL PARK, TWYFORD ROAD, WOKINGHAM – VAR/2000/1152

With reference to the above application, which is now over 5 months old and your telephone conversation with Jackie Giles in our office, I am puzzled why the Highway Department are now requiring 25 car parking spaces, when the use is not changing. The only change is the lifting of the restriction for the sole use of my client and his associated companies, but there is no change of use effectively.

There is plenty of space to accommodate your Highway Officer's requirements, but this seems to be irrelevant to this current application.

Please clarify if you do wish us to illustrate how we can accommodate 25 cars, but I would assume in the meantime the current arrangement is satisfactory to your Council's requirements.

Yours faithfully,

A.M. Andrews.

c.c. Mr J Dennis - Ewar Stud Farms

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

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt., 3032.8
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

7th November 2000

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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No.VAR/2000/1152

I refer to the above-mentioned Application by Ewar Stud Farms Limited of Bill Hill Prk, Twyford Road, Wokingham; proposed variation of condition 3 on consents 35487 \nx 98/67083/F to allow others to have unrestricted occupation.

The Plan attached is marked "Additional" and Members have no recollection of seeing the original. In the circumstances, without seeing all the documents, Members, nevertheless, have some reservations about the proposal as it appears that to grant approval would remove control over future use.

original comments received 12.5.00

Yours sincerely,

Clerk

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 17 April 2000

Application Number: VAR/2000/1152

Proposal: Proposed variation of condition 3 on consents 35487 & 98/67083/F to allow others to have unrestricted occupation.

Site Address:
Bill Hill Park, Twyford Road, , Wokingham.

Applicant:
Ewar Stud Farms Ltd C/O Andrews Kalik Associates Ltd.

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

✓ below as applicable;

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

COMMENT

ACCORDING TO THE APPLICATION FORM THERE WILL BE A CHANGE OF USE FROM STABLES TO B1 - OFFICE, THE TOTAL B1 GROSS FLOOR AREA IS NOW 624 m², WHICH REQUIRES 25 PARKING SPACES (ONLY 13 PROVIDED). CAN THE PO PLEASE CLARIFY THE APPLICATION DESCRIPTION. requested 5/9.

Signed: N.S. Trotter **Print name:** N TROTTER

26-4-00

CS OBS BCP
02 MAY 2000
COPIES TO: ACK: FILE:

Your Ref:
Mrs. B.Polnik
VAR/2000/1152

No. 2 The Courtyard
Bill Hill Park
Wokingham
Berkshire RG40 5QT

C.Wood Esq.,
Head of Planning & Transportation
Wokingham District Council,
Environmental Services Dept
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

25th April 2000

Dear Mr. Wood,

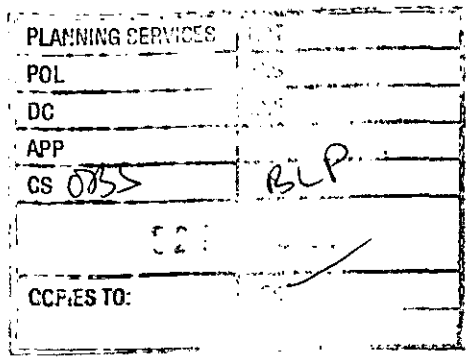
APPLICATION NO: VAR/2000/1152

We are in receipt of your letter of the 17th April. We have no objection to the proposal except to say that any cars affected by this application should not be parked in the Courtyard but remain in the car park outside the walls of the Courtyard.

Yours sincerely

Elizabeth N. King

MR. & MRS. KING



Your Ref:
Mrs. B.Polnik
VAR/2000/1152

No. 1 The Clockyard
Bill Hill Park
Wokingham
Berkshire RG40 5QT

C.Wood Esq.,
Head of Planning & Transportation
Wokingham District Council
Environmental Services Dept.,
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

25th April 2000

Dear Mr. Wood,

APPLICATION NO: VAR/2000/1152

Thank you for your letter of the 17th April. I have to say that my husband and I have no objection to the proposal, but would like to make sure that, if possible, cars affected by the proposal for The Coach House are not parked in the Courtyard but are confined to the available space outside the Courtyard.

Yours sincerely

Agnes P. Sword.

MRS. AGNES SWORD

1 copy

To:
Harold Sanders
Urban Design And Conservation Officer

18 APR 2000

From: Mrs B Polnik

Date: 17 April 2000

Application Number: VAR/2000/1152

Proposal: Proposed variation of condition 3 on consents 35487 & 98/67083/F to allow others to have unrestricted occupation..

Site Address:
Bill Hill Park, Twyford Road, ~~Wokingham~~ HURST.

Applicant:
Ewar Stud Farms Ltd C/O Andrews Kalik Associates Ltd.

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

I AM NOT AWARE OF ANY ADVERSE IMPACT ON THIS LISTED BUILDING IF THIS CONDITION IS RELAXED

HOWEVER, I GUESS THERE WERE SOUND PLANNING REASONS FOR IMPOSING THE CONDITION. HAS THE SITUATION CHANGED?

Harold Sanders
11.05.00

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

PLANNING SERVICES | HPT
POL | TLS
DC | CJF
APP
CS
12 MAY 2000
COPIES TO: | ACK
FILE:

11 May, 2000

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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application VAR/2000/1149

I refer to the above-mentioned Application by Ewar Stud Farms Limited of Bell Hill Park, Twyford Road, Wokingham, for proposed variation of Condition 3 on Consents 35487 and 98/67083/F to allow others to have unrestricted occupation.

My Council have no adverse comments to make on the Application.

Yours sincerely,

Clerk

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: VAR/2000/1152

Proposal:
Proposed variation of condition 3 on consents 35487 & 98/67083/F to allow others to have unrestricted occupation.

Location:
Bill Hill Park Twyford Road Wokingham

This application is being advertised in the Wokingham Times newspaper on the 11/05/2000 for the following reason(s);

SITE IS WITHIN THE CURTILAGE OF A LISTED BUILDING

The application can be inspected 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)

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 before **01/06/2000** from the date of this notice. 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 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.

Date: 11/05/2000

Received by Wokingham District Council

Application No: VAR/2000/1152

Proposal:
Proposed variation of condition 3 on consents 35487 & 98/67083/F to allow others to have unrestricted occupation.

Location:
Bill Hill Park, Twyford Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter 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 11/05/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: [illegible]	Map No. 55 Site 017
Officer: BP | Application No. VAR/2000/1152	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(VAR) Proposed Variation of Condition 3 on Consents 35487 & 98/62083 To allow offices to have ~~be occupied by other than~~ Ewar Stud Farms Ltd. ~~Estate~~ unrestricted occupation

Location: The Coach House Bill Hill Park Twyford Road.

Parish: ~~Wokingham~~ Hurst. Ward: Hurst.
17.4.2000

Applicant: Ewar Stud Farms Ltd.

Fee Received 95.00 (4) 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	Red outline to include access & parking (as for previous apps)		
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 Within the Curtilage of listed Buildings, Grade 2

Date Site Notice Sent : 17.4.2000 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: No pre-apps. (Rural Area Historic Park/Garden)

.....

Hurst Society .....

NEIGHBOURS: ✓

The Flat, Bill Hill, Twyford Road, Wokingham
Sidebell Ltd, Bill Hill Park, " " "
Clock yard, " " "
1 & 2 New Cottages, Bill Hill, " " "

(3) ADDRESS BILL HILL HOUSE & FARM EWAR STUD FARM BILL HILL PARK TWYFORD ROAD PARISH HURST

PLOT No. ORD. SHEET No. SU 8071 55

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
02596	MR. A RICHARDS	2/ST. EXTENSION	12.6.75	N/A C/A
BR3104	"	"	17.7.75	APP N/A
23386	EWAR STUD FARM	2 FARM WORKERS COTTAGES	19.6.85	N/A REF
23423 (LBC)	MR. A. RICHARDS	ALTS. & EXTENSION AT		C/A
BR25629	EWAR STUD FARMS LTD	THE COACH HOUSE	10.12.85	APP N/A
30283/4 LBC	B.T.	SATELLITE DISH AERIAL	19.5.88	C/A
35478	EWAR STUD FARMS ADJ. PIKES FARM	PR. S/DET. STAFF COTTS	30.5.90	REF
35475	" "	"	"	"
35488/8 LBC	EWAR STUD FARMS THE COACH HOUSE	4 STABLES TO OFFICES	30.5.90	C/A
BRA 10612	" "	3 "	19.7.91	APP

DATE OF COMPLETION

MINISTRY DECISION 23386 - APPEAL DISMISSED - 7.2.86

SPECIAL ORDERS

DRAINAGE

091074

1933

(4) EWAR STUD FARM

ADDRESS BILL HILL PARK PARISH HURST

PLOT No. TWYFORD ROAD ORD. SHEET No. SU 8071 (55)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/67082/LA	EWAR STUD FARMS	C/O/USE REMAINING 6	3.9.98	C/A
98/67083/F	"	STABLES & WORKSHOPS	3.9.98	C/A
		TO OFFICES		

MINISTRY DECISION

SPECIAL ORDERS

① BILL HILL HOUSE & FARM/ ENGR STUD FARM 09 685 001

ADDRESS BILL HILL PARK TWYFORD ROAD PARISH HURST

PLOT No. Part Old Property LISTED BUILDING ORD. SHEET No. SU 8071/55

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38/50	Tudor Construction Ltd	Change of Use of premises	14.2.50	N/A. CLK
114/51	Mr. P.C. Oldfield	Part Demolition & Alterations to Bill Hill House	10.4.51	App. App
115/51	"	Convert Existing Bldg into Pair of Agricultural Cotts.	13.3.51	App. App
116/51	"	Convert Existing Stables into pair of agricultural Cotts.	13.3.51	App. App
711/52	"	New Drainage	9.12.52	App. N/A
324/57	"	Agricultural Bldg.	14.5.57	App. N/A
618/57	"	Entr. Hall & Cloakroom	2.8.57	App. N/A
PD/54/59	"	Dutch Barn	10.3.59	App. N/A
R/22/59	"	Broiler House	10.3.59	App. N/A
PD/345/64	Mr. A.J. Richards	Kitchen Extension	9.7.64	App. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

② BILL HILL HOUSE & FARM/ ENGR STUD FARM C 09 685 001

ADDRESS BILL HILL PARK TWYFORD ROAD PARISH HURST

PLOT No. Part old Property ORD. SHEET No. SU 8071/55

BUILDER LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/362/64	Holme Park Farm Ltd	Battery Hen House	9.7.64	App. N/A
O/46/64	Mr. A.J. Richards	outline 3 agricultural workers Cottages.	11.6.64	N/A. Refus
R/172/64	Holme Park Farm Ltd	4 Battery Hen Houses	9.7.64	App. App
178/64	"	1 Pair of S/Det. Agricultural workers Cottages.	1.10.64	App. CLK
R/31/65	Mr. A.J. Richards	Extensions to Cottages	18.2.65	App. CLK
R/67/66	"	Swimming Pool Enclosure & changing Rooms	11.3.66	App. App
R/258/67	"	Additions	3.8.67	App. App
PD/594/68	Holme Park Farm Ltd	General Purpose Bldg.	28.11.68	App. N/A
1615/73	STOKES LTD	9/ PR. COTS & GARAGES AND ROADS	22.11.73	N/A REF
O/327 BR 1896	MR A. RICHARDS "	PR FARMWORKERS HOUSES (ADJ. POUND LANE FARM)	5.9.74 15.1.74	N/A APP CLK N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

30.MAR2000* 1152

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568647

PLANNING SERVICES	HPT
	TLS
DC	EHF
APP	
CS	
30 MAR 2000	
COPIES TO:	

AMA/JAG/383

29th March 2000

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

Dear Sirs,

THE COACH HOUSE, BILL HILL PARK, HURST

I write enclosing a formal Planning application to request the removal of condition no. 3 of Planning approval nos. 35487 and 98/67083/F. They are both the same condition and I have assumed this can be dealt with by one application.

I therefore enclose the following:

- 6 copies of application forms
- Certificate A
- 6 copies of location plan
- Deposit cheque in the sum of £95

The upper floor of this building was converted to offices from storage/agricultural use in the early 80's. This used the main Southern entrance to the building, incorporated a new staircase and repaired the existing structure to allow it to be used as offices.

We became involved with the building in the 90's following the conversion carried out under the supervision of Peter Johnson & Partners. In 1990 we made an application to convert the redundant stables on the ground floor to offices and this was granted under 35487/F and implemented. At the time my clients, Ewar Stud Farm, were intending to use is for their own occupation.

In 1998 we made a further application to convert the remainder of the ground floor to office use, this was granted under 98/67083/F.

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS AClArb

ANDREWS KALIK ASSOCIATES
100 GRAYS INN ROAD LONDON WC1X 8BY

Both these permissions continued with the condition restricting the occupation of the offices to Ewar Stud Farms Ltd.

The original conversion of the first floor has no conditions restricting occupation. Since my client has occupied the building his business has diversified and he now owns and runs several companies, and would like the flexibility of allowing any of them to occupy the ground floor of this building.

The D.O.E. in their advice generally discourages personalised permission unless there is a strong fundamental planning reason or exception for granting the consent.

This building has un-restrictive occupation on the first floor office use and restrictive on the ground floor, which makes little sense, seeing as it is all used as one building sharing the same entrance and common facilities.

I cannot see therefore that there is any sound reason for the Council to continue the restriction, as it offers no specific benefit to the building and its long term use.

If you have any questions concerning this application do not hesitate to contact me.

Yours faithfully,

pp A.M. Andrews.

Enc:

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

30.MAR2000* 1152

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

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.

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

OR

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

+ See Note (a) to Certificate A

OR

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

(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).

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

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . Jasper . . . . . .

On behalf of EWAR STUD FARMS LTD . . . . . .

Date 29.3.00 . . . . . .

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

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

30.MAR2000* 1152

1.	APPLICANT'S NAME	EWAR STUD FARMS LTD
	ADDRESS	THE COACH HOUSE, BILL HILL PARK WOKINGHAM
	POST CODE	RG40 5QT PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDREWS KALIK ASSOCIATES LTD
	ADDRESS	THE STUDIO, 101 LONDON ROAD READING
	POST CODE	RG1 5BY PHONE 0118 9507700
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	THE COACH HOUSE, BILL HILL PARK WOKINGHAM RG40 5QT
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REMOVAL OF CONDITION 3 OF PLANNING CONSENTS 35487&98/67083
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.17
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	383/5

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	35487 & 98/67083 3

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?			SITING	☐
	EXTERNAL APPEARANCE	☐	DESIGN	☐
	MEANS OF ACCESS	☐	LANDSCAPING	☐

1769b

11. **WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S)** e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.
OFFICES AND REDUNDANT STABLES

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?**
N/A

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
EXISTING

19. **HAS PROVISION BEEN MADE FOR THE DISABLED?** See notes for applicants
YES

20. **IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE**

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. **DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?** ~~YES~~/NO — If YES, complete Part 2 of the form

22. **DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?** ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. **STATE THE FEE ENCLOSED WITH THIS APPLICATION** The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£95

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 fergiles ON BEHALF OF EWAR STUD FARMS LTD DATE 29.3.00

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		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)	414			210
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 STABLES		210		
OTHER	Please Specify				
	TOTAL	414	210	0	210

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	13	
Proposed	13	

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.

OFFICE

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

NOT KNOWN

NO

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 ?

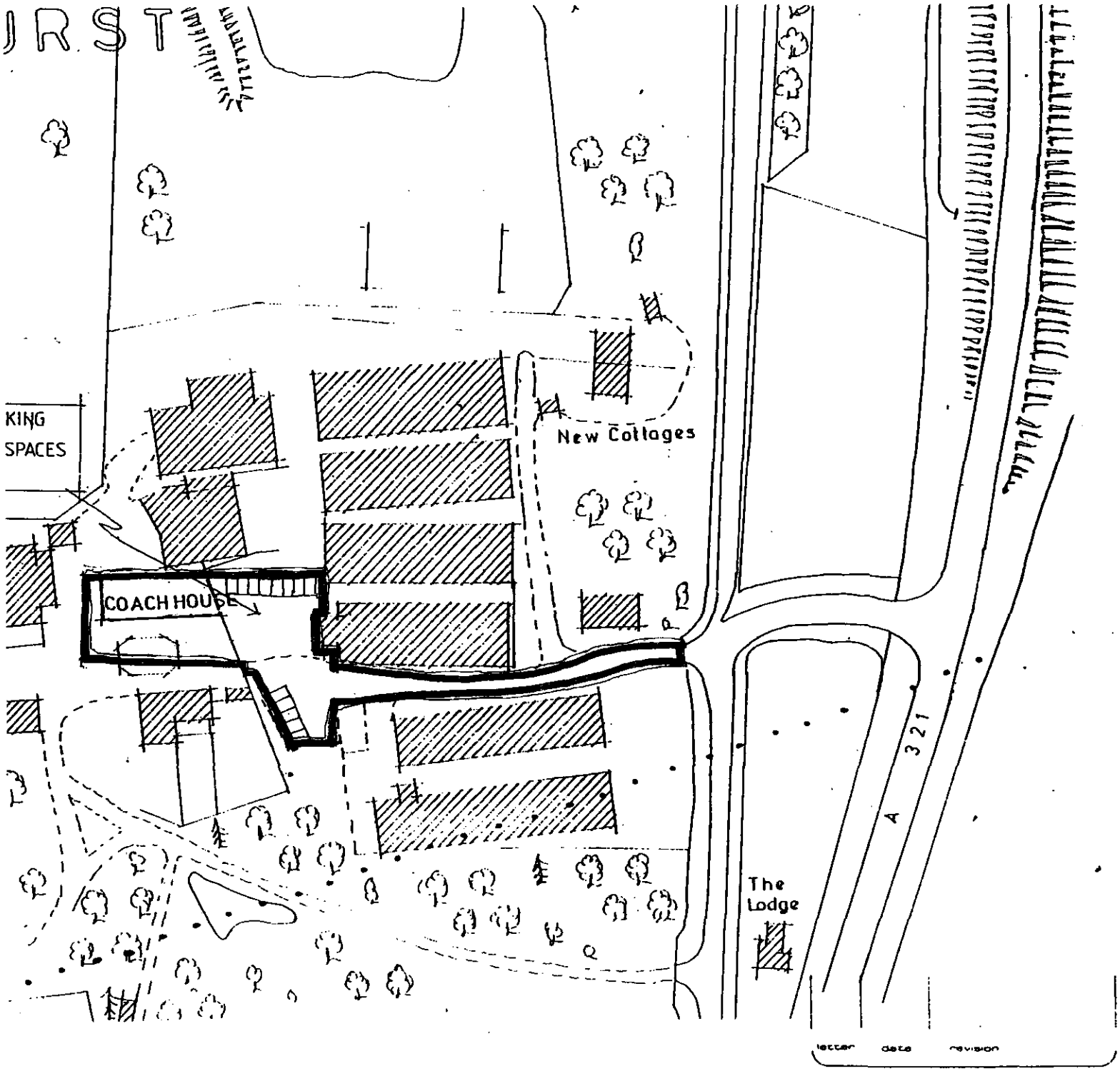
You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive 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.'

30.MAR2010* 1152

~~06.FEB.1998* 67082~~



letter	date	revision

job
Conversion of Stables to Office, Bill Hill Hurst

client
Ewar Stud Farms

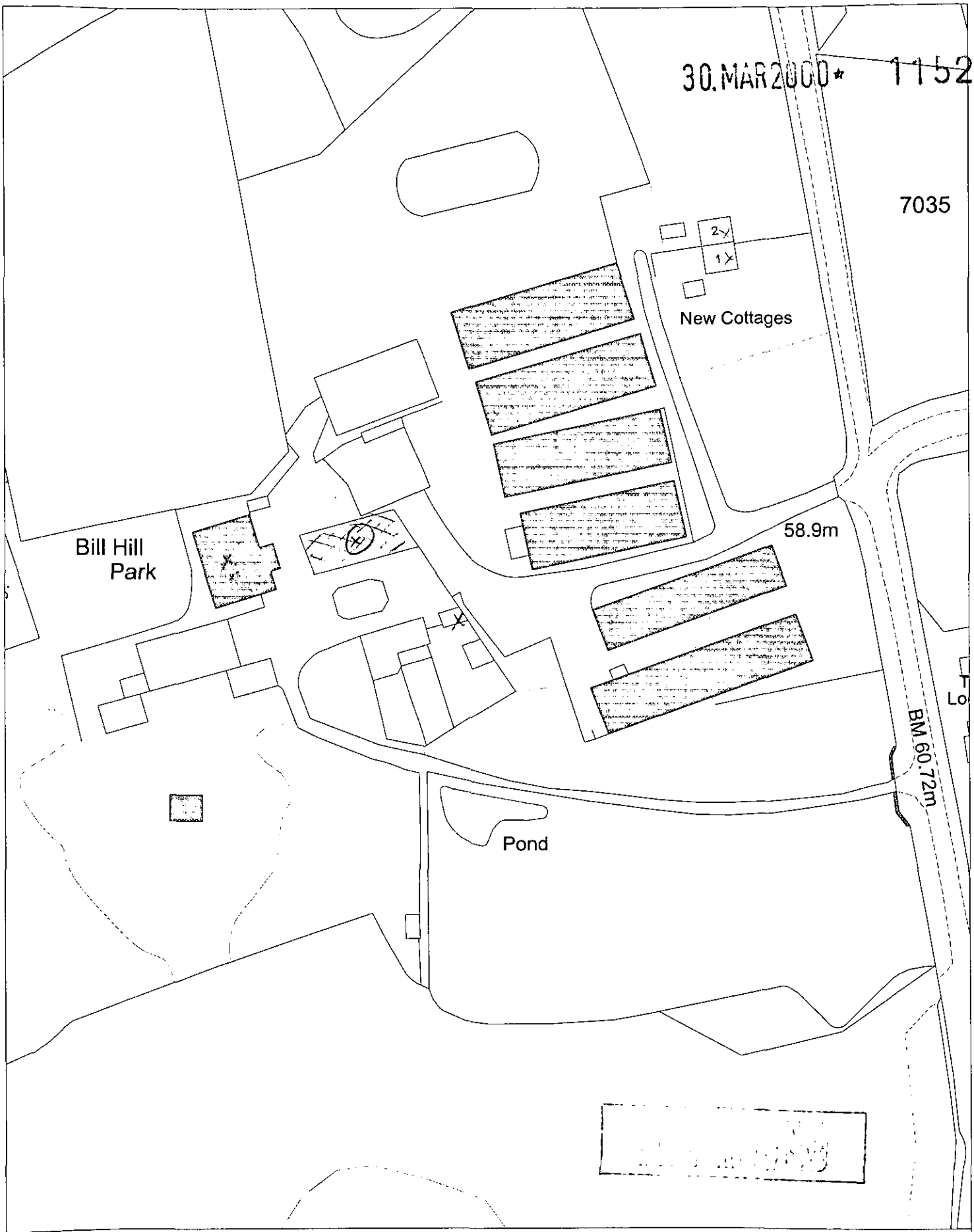
drawing
Site & Location Plan

scale 1:500 1:1250

date Feb. '98

383/8

ANDREWS KALIK ASSOCIATES
Chartered Architects
READING BERKSHIRE
4 ALEXANDRA ROAD
(0734) 669888



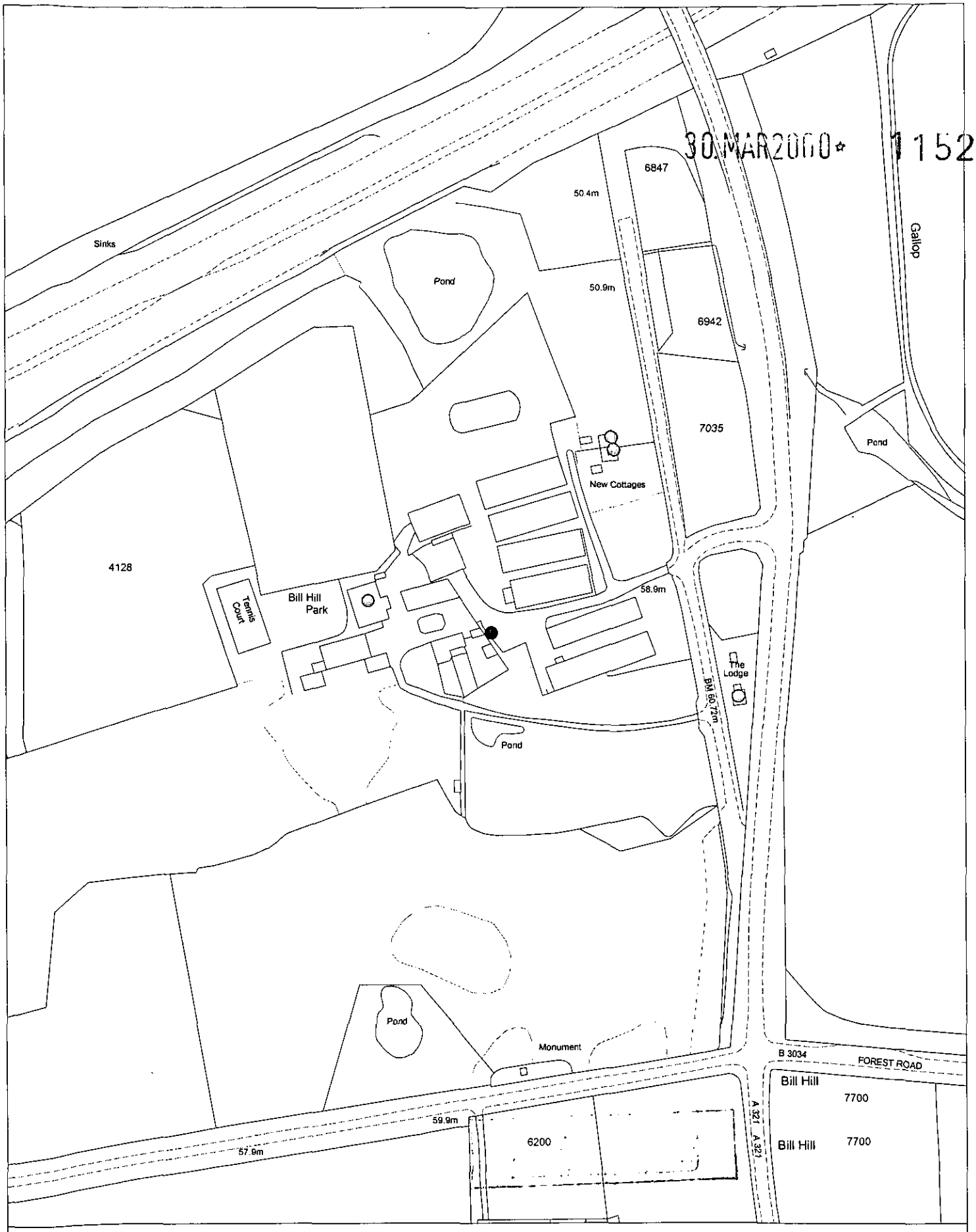
Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 6 April 2000

N
W E
S



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 4 April 2000

N
W E
S