APPLICATION NO:
F/2000/1276

LOCATION:
Newlands Old Wokingham Road, Wokingham.

APPLICANT:
Mr R Thomas C/O Robin Bradbeer Ltd

PROPOSAL:
Proposed change of use of existing building from B1(c) B8 use to B1(c), B2 and B8 use (Retrospective)

EARLIEST DATE FOR DECISION: **01/06/2000**

APPLICATION EXPIRY DATE: **21/06/2000**

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Thomas
C/O Robin Bradbeer Ltd
20 Lansdown Parade
Cheltenham
Glos
GL50 2LH

Application Number: F/2000/1276

Parish: **WOKINGHAM WITHOUT**

Location: **Newlands, Old Wokingham Road, , Wokingham.**

Proposal: **Proposed change of use of existing building from B1(c) B8 use to B1(c), B2 and B8 use (Retrospective)**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not, at any time, increase the ambient equivalent continuous noise level as measured according to British Standard BS4142:1990 at any adjoining or nearby residential property.

Condition
3. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

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

Condition
5. The area shown on the approved drawing no 330/00/1A for vehicle parking and the area for vehicle turning shown on drawing no PE/PT/02, shall be provided and kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking and turning space.

Condition
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no development shall take place under the terms of Part 8 of Schedule 2 of that Order in connection with the uses hereby approved.

Condition
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no development shall take place under the terms of Class A(a) of Part 6 of Schedule 2 of that Order within the boundary of Newlands Farm as defined by within the blue line on the approved location plan received 01.03.99 (under applicaton no 97/66287/F)

Condition
8. An improved vehicular access shall be formed in accordance with details to be submitted to and approved by the Local Planning Authority

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

Reason
2. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties.

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. In the interest of the character and appearance of the rural area.

Reason
7. In the interest of the character and appearance of the rural area.

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

Informative
The details required by condition No 8 should include widening the access to 7.5 metre radius.

Informative
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 C2
South East Area Local Plan Policies STV2 & SC21
Deposit Draft Wokingham District Local Plan Policies WCC1 & WRE2.

John Mitchell
Development Control Manager
Date: 05/09/2000

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

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1276

Applicant : Mr R Thomas C/O Robin Bradbeer Ltd.

Location : Newlands, Old Wokingham Road, , Wokingham.
Proposal : Proposed change of use of existing building from B1(c) B8 use to B1(c), B2 and B8 use (Retrospective)

Site Notice Displayed ? :

YES	NO	DATE
✓		18.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 10.5.00

Date Registered : 26/04/2000

Earliest Date for Decision : 01/06/2000

Latest Consultation Date/Site Notice Expiry Date : 01/06/2000

Application Expiry Date: 21/06/2000

Consultation Responses :

1 letter of concern: still has same concerns about lorries causing danger going into & out of site.

P.C. Reiterate their previous objections to industrialization of the site in rural area

HW officer: No obj. subj. to conditions

EHO (in relation to previous app): No obj. subj to conditions.

Planning Issues :

Application Number: F/2000/1276

Appraisal :

History 97/66287/F. pp granted for ch/u of bldg to B8 & B1(c) conditions included no outside storage and subsequent approval of parking plan. Then F/2000/0598 refused for ch/u of bldg for B2 as well as B8 & B1(c) and outside storage of cars (retrospective). Refused on gr. of outside storage but no objection to B2 (subj to cond.)

Current app. excludes proposal for outside storage. Therefore considers now no obj. subject to conditions, including EHO rec. & no outside storage. (rev. plan cond. is for parking area as approved under 97/66287/F.

Re: agent's letter on conditions: consider conditions 11 & 13 should be re-imposed because 11 prevents ext^ns and 13 prevents alternative bldg being put up for agric. purposes - this would be contrary to WRE2(c)

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

(tick appropriate box)

Application Number F/2000/1276
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	

2. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not, at any time, increase the ambient equivalent continuous noise level as measured according to British Standard BS4142:1990 at any adjoining or nearby residential property. /R027

3.	C110	R110	
4	C151	R151	1st line delete 'approved' insert "previously approved details"

5. The area shown on the approved drawing No. 330/0.0/1A for vehicle parking and the area ~~shown~~ for ~~and~~ vehicle turning, shown on drawing PE/PT/02, shall be provided and kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking and turning space. /R122

6 ~~12~~ Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no development shall take place under the terms of Part 8 of Schedule 2 of that Order in connection with the uses hereby approved. / In the interests of the character and appearance of the rural area.

7 ~~13~~ Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no development shall take place under the terms of Class A(a) of Part 6 of Schedule 2 of that Order within the boundary of Newlands Farm as defined by within the blue line on the approved location plan received 01.03.99 (under App. No. 97/66287/F) Reason: As for 6 above.

8 An improved vehicular access shall be formed in accordance with details to be submitted to and approved by the Local Planning Authority / R127.

Informatives:

1. The details required by condition No. 8 should include widening the access to ~~radii~~ 7.5m. radii. N016

: BSP : C2; SEALP : STV2, SC21 ; WDLP(DD): WCC1, WRE2.

RECORD OF SITE VISIT

SITE ADDRESS: Newlands Old Wokingham Road Wokingham.

APPLICATION NUMBER: F/2000/1276

OFFICER: Angela Odell

DATE OF SITE VISIT: 11.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 18.5.00

2. DESCRIPTION OF SURROUNDINGS Sporadic dev. in rural area.

3. DESCRIPTION OF SITE/BUILDING Existing ex-farm bldg. in commercial use. Existing fenced compound on N. side of it. + vehicles parked around site.

4. RELATIONSHIP TO ADJOINING PROPERTIES Nearest res. neighbour is Newlands Fm. to S. & Pinecroft opposite diagonally (in Bracknell)

5. SITE CONSTRAINTS

TREES At front of site.

ACCESS/PARKING See above

LEVELS Flat.

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/1276	The Owner/Occupier Pinecroft Old Wokingham Road Berks Rg40 3BT

App. approved,
Letter sent 06/09/00

Tel: (0118) 974 6445

Date: 4.9.00

My ref: F/2000/1276

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2000/1276
Newlands, Old Wokingham Road, , Wokingham.
Proposed change of use of existing building from B1(c) B8 use to B1(c), B2 and B8 use (Retrospective)

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact **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 14.9.00

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1276**
Newlands, Old Wokingham Road, , Wokingham.
Proposed change of use of existing building from B1(c) B8 use to B1(c), B2 and B8 use (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: 4.9.00

Councillor A Ross

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

Tel: (0118) 974 6445

Date: 4.9.00

My ref: F/2000/1276

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1276**
Newlands, Old Wokingham Road, , Wokingham.
Proposed change of use of existing building from B1(c) B8 use to B1(c), B2 and B8 use (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor A Ross

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

Tel: (0118) 974 6445

Date: 4.9.00

My ref: F/2000/1276

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

CONFIDENTIAL

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Dear Councillor

Application Number: F/2000/1276
Newlands, Old Wokingham Road, , Wokingham.
Proposed change of use of existing building from B1(c) B8 use to B1(c), B2 and B8 use (Retrospective).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact **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 contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6445

Date: 4.9.00

My ref: F/2000/1276

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

CONFIDENTIAL

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2000/1276
Newlands, Old Wokingham Road, , Wokingham.
Proposed change of use of existing building from B1(c) B8 use to B1(c), B2 and B8 use (Retrospective).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **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 contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Robin Bradbeer Limited

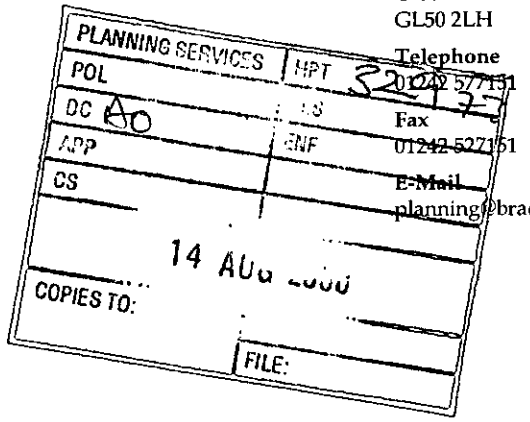
Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 527151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk



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

My Ref. RWB/330
Your Ref. F/2000/1276
11 August 2000

For the attention of Mrs A Odell
Development Control

Dear Mrs Odell

SITE : NEWLANDS FARM OLD WOKINGHAM ROAD WOKINGHAM
PROPOSAL : CHANGE OF USE OF EXISTING BUILDING FROM B1(c), B8, USE TO B1(c), B2, B8 USE (RETROSPECTIVE)

I inspected the Case File on 10 August and noted the further Highways memo dated 28 July.

Should the planning authority take the view that the kerb radii at the access should be increased to 7.5m this is a matter which is clearly capable of being dealt with by a condition. My client's position upon such a requirement remains as stated in my letter dated 5 July (paragraph 2).

Please advise me of your timetable for determining this application.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

330nf.20.

By hand 7/7/00.

Robin Bradbeer Limited

Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

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01242 527151

E-Mail
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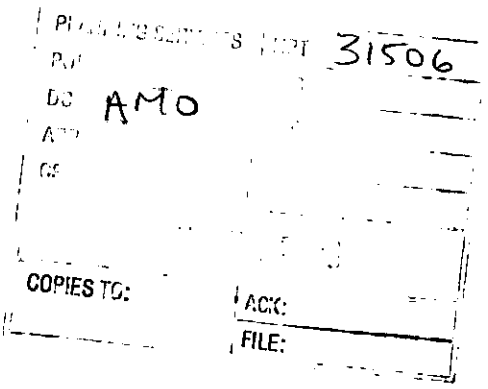

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham Berkshire RG40 1WR

My Ref. RWB/330
Your Ref. F/2000/1276
5 July 2000

For the attention of Mrs A Odell
Development Control

Dear Mrs Odell

SITE : NEWLANDS FARM OLD WOKINGHAM ROAD WOKINGHAM
PROPOSAL : CHANGE OF USE OF EXISTING BUILDING FROM B1(c), B8, USE TO B1(c), B2, B8 USE (RETROSPECTIVE)

I refer to my letter dated 14 June and our subsequent discussion on 4 July.

I confirm that if considered necessary my client would not object to a conditional requirement that the kerb radii at the junction with Old Wokingham Road be increased from 6.0m to 7.5m.

For the record I would point out that the access is currently used by large lorries (up to 40 ton articulated units approximately 40' in length) in connection with authorised agricultural and B8 uses.

I take this opportunity of making the following comments upon the terms of the existing permission 97/66287/F which in various respects do not accord either with Circular 11/95 or recent decisions elsewhere, most particularly with regard to the appeal decision at Mileswood Farm dated 30 June 2000 (98/684353/F). Therefore, if permission is to be granted I request that the previous conditions be reappraised to take into account those matters and having regard to the following comments:

Conditions on 97/66287

1. Agreed statutory time period
2. Amend to refer to drawing no. PE/PT/02 Rev.C.
3. Delete. Not necessary in this location.
4. Agreed.
5. Unnecessary since a scheme has been agreed.
6. Amend to refer to "previously approved details".

Registered in England Number: 3372202

7.	Agreed.
8.	Unnecessary since drawing no. PE/PT/02 Rev.C refers.
9.	Not applicable.
10.	Not necessary since the permitted uses are controlled by the description of development.
11/12/13	Unnecessary, contrary to Circular 11/95 and inconsistent with decisions on comparable sites e.g. Mileswood Farm.

If there are any matters concerning this proposal which you wish to discuss further plus contact me directly.

Yours sincerely

ROBIN BRADBEER

Date: 20 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1276

Location: Newlands, Old Wokingham Road, Wokingham.

Proposal: Proposed change of use of existing building from B1(c) B8 use to B1(c), B2 and B8 use (Retrospective)

Applicant: Mr R Thomas C/O Robin Bradbeer Ltd.

Case Officer: Angela Odell

The new plans show the following: Revised parking plan (as per previous application no 97/66287/F).

Comments are required by 30/06/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. (Planaps) /F/2000/1276 (Ludhouse) Date Rec. 16.6.00

Location: Newlands, Old Wokingham Road

Parish Wok. W/O.

Applicant: Mr R Thomas

Description of attached plans Revised parking plan (as per previous application No. 97/66287/F

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) + letter & ask for response
4. NF (Building Control) to last para. w/letter.
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 10 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 AO.

Consultations Sent by Admin. on 20.06.00.

Yellow - Part One Copy
Green - Officer's Copy

BY HAND 19/6

Robin Bradbeer Limited

Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

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Wokingham District Council
Planning Services
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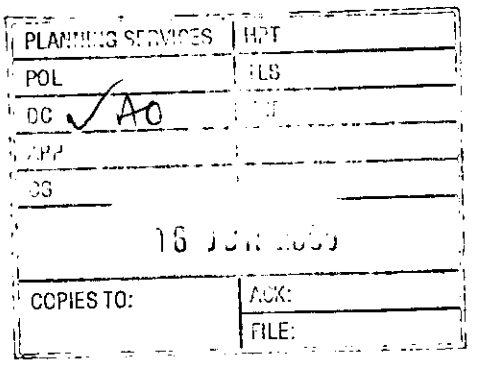
Wokingham Berkshire RG40 1WR



My Ref. RWB/330
Your Ref. F/2000/1276
14 June 2000

REVISED PLAN

1276

For the attention of Mrs A Odell
Development Control

Dear Mrs Odell

SITE : NEWLANDS FARM OLD WOKINGHAM ROAD WOKINGHAM
PROPOSAL : CHANGE OF USE OF EXISTING BUILDING FROM B1(c), B8, USE TO B1(c), B2, B8 USE (RETROSPECTIVE)

Further to our telephone conversation on 13 June I understand that my letter dated 19 May enclosing revised plans has been misplaced.

As you correctly state in your letter dated 17 May drawing no. PE/PT/02 REV.C is the approved plan under 97/66287 and the plan shows the extent of the authorised area for lorry and car parking and turning. The applicant is not seeking to enlarge that area. For simplicity it is proposed to bring that approved plan forward in this application. Therefore I attach 6 copies of drawing no. PF/PT/02 REV.C which supersedes the site layout shown on drawing no. 330/00/1A. The proposed addition of B2 use to those already permitted raises no requirement for additional parking under your Council's standards.

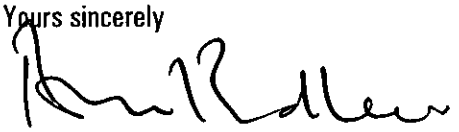
Further to our telephone conversation I understand that you are no longer seeking landscaping on the west boundary of the site having regard to the terms of permission 97/66287/F.

Finally, I have seen a copy of the Highway Authority memo dated 8 May which requests that the access width be increased to 6.0m and the kerb radii increased to 7.5m. For the record widening of the access to 6.0m is already permitted under 97/66287/F (drawing no. PE/PT/02 REV.C). I note that the Highway Authority did not seek further access improvements upon application F/2000/0598 even though it incorporated an outside car storage area (see memo 28/03/00). In view of this inconsistency of approach please clarify whether or not the Council intends to require further access improvements if permission is granted?

330nf.17

I look forward to hearing from you.

Yours sincerely



ROBIN BRADBEER

PLANNING SERVICES | HPT 29624
TOL | TLS
DC ✓ AO | ENF
APP |
CS |
22 MAY 2000
COPIES TO: | ACK:
FILE:

Robin Bradbeer Limited

Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

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01242 527151

E-Mail
planning@bradbeer.co.uk

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

My Ref. RWB/330
Your Ref. F/2000/1276
19 May 2000

For the attention of Mrs A Odell
Development Control

Dear Mrs Odell

SITE : NEWLANDS FARM OLD WOKINGHAM ROAD WOKINGHAM
PROPOSAL : CHANGE OF USE OF EXISTING BUILDING FROM B1(c), B8, USE TO B1(c), B2, B8 USE (RETROSPECTIVE)

I refer to your letter dated 17 May.

As you correctly state drawing no. PE/PT/02 REV.C is the approved plan. For simplicity I attach 6 copies of that plan which supersedes the site layout shown on drawing no. 330/00/1A. The proposed addition of B2 use to those already permitted raises no requirement for additional parking under your Council's standards.

Since this application is for a change of use of the building only can you provide a reasoned justification for now seeking landscaping adjacent to the west boundary of the site? Upon receipt of your justification I shall be happy to ask my client to consider your suggestion.

Yours sincerely

ROBIN BRADBEER

Enc.

(2)

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 08 May 2000

Application Number: F/2000/1276

Proposal: Proposed change of use of existing building from B1(c) B8 use to B1(c), B2 and B8 use (Retrospective)

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Newlands, Old Wokingham Road, , Wokingham.

Applicant:
Mr R Thomas C/O Robin Bradbeer Ltd.

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

✓ below as applicable;

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

The existing access is insufficient for use by the increased numbers of HGVls entering and leaving the site. If minded to approve the application - improvements will be required to widen the access to 6m with 7.5m radii.

"An improved vehicular access shall be formed in accordance with details to be submitted to and approved by the Local Planning Authority."

SR14.
IN08

Signed: A. Linnell **Print name:** A. LINNELL

NSP

Date: 20 June 2000

To: Highways – please respond especially to last paragraph in letter.

We have received Revised Plans for the following planning application:

Application Number: F/2000/1276

Location: Newlands, Old Wokingham Road, Wokingham.

Proposal: Proposed change of use of existing building from B1(c) B8 use to B1(c), B2 and B8 use (Retrospective)

Applicant: Mr R Thomas C/O Robin Bradbeer Ltd.

Case Officer: Angela Odell

The new plans show the following: Revised parking plan (as per previous application no 97/66287/F).

Comments are required by 30/06/2000.

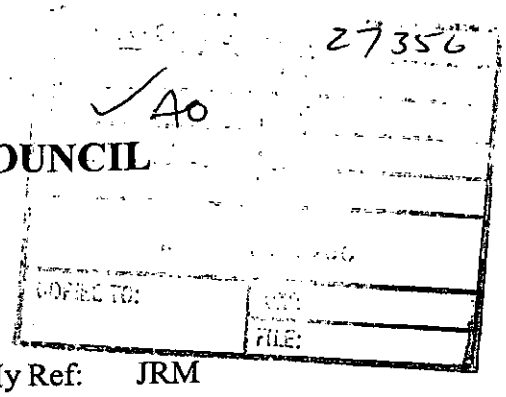
Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Comment

I refer to application no. 97/66287/F, as stated the radii from the ~~access~~ Wokingham Rd to the proposed access needs to be 7.5m. The applicant has not yet done this.

Conditions & Reasons as previous.

ADAM COSSINS 28/07/00



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning Department

Date: 16/03/2000

NEWLANDS FARM, OLD WOKINGHAM ROAD, WOKINGHAM WITHOUT.

Having considered the environmental health implications of the above application, I have no objection but would recommend the following condition should planning peermission be granted:

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not, at any time, increase the ambient equivalent continuous noise level as measured according to British Standard BS4142:1990 at any adjoining or nearby residential property.

J Mullaney

John Mullaney
Environmental Health Officer

POL	S 31744
DC	ENF
APP	
CS	
13 JUL 2000	
COPIES TO:	ACK:
	FILE:

Wokingham Without Parish Council Consultation Sheet

Officer	Angela Odell
No	F 2000 1276
Proposal	Change of use from B1 (c) B8 to B1 (c), B2 and B8 use (retrospective).
Site	Newlands, Old Wokingham Road, Wokingham.

Committee's Comments

The Committee had already confirmed their objections to this development. The revised plans were only received on 3/7. At its July meeting, the committee re-iterated its total opposition to the development, and called for enforcement action.

Signed : _____
Clerk to Wokingham Without Parish Council

11 July 2000

PLANNING SERVICES	HPT Pinecroft
POL	TLS
DC	ENF OLD Wokingham RD
APP	
CS OBS	AMO Wokingham
22 MAY 2000	Serks
COPIES TO:	ACK: RG40 3BT
	FILE:

20th May 2000

Ref TO F/2000/1276.
Newlands Farm.

Dear Angela Odell.

Reference to the above Planning Ref. I wrote about the same Planning application 2 months ago, and it seen ~~that~~ the proposed has been resupmetted. I still have the same views about the lorries coming out onto a small lane

and the Danger off
a accident happening
as it is a fast Road
for motor Bikes, So please
~~and~~ can you Find my
Last Letter and have a
copy printed as well
as this thank you

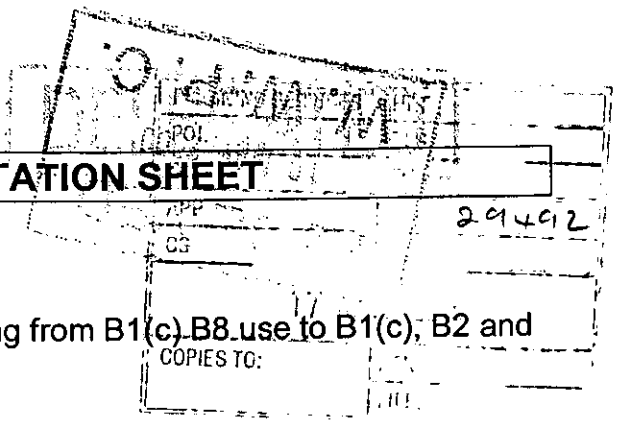
J Clarke

P.S. Also I would like
to know why? I
get the planning App. letter
on the morning of the
19th may and it is Dated
on the 8th this also
Happened Last time. Odd,
it is not

Your Faithfully

FROM: Angela Odell

DATE: 08 May 2000



WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/1276

Proposal: Proposed change of use of existing building from B1(c) B8 use to B1(c), B2 and B8 use (Retrospective).

Site Address: Newlands, Old Wokingham Road, , Wokingham.

Applicant: Mr R Thomas C/O Robin Bradbeer Ltd.

Your observations are required in respect of this application **by 01/06/2000** .

F/2000/1276 - Newlands, Old Wokingham Road. The committee re-iterated their previous objections to similar proposals on this site in that they strongly object to industrialisation of the site which is detrimental to the rural area.

SIGNED: _____ DATE: 16/5/00

Clerk To Wokingham Without Parish/Town Council.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 17 May, 2000
My ref. AO/F/2000/1276
Your ref. RWB/330

Mr R Bradbeer
20 Lansdowne Parade
Cheltenham
GL50 2LH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Bradbeer

APPLICATION F/2000/1276
PROPOSED CHANGE OF USE OF EXISTING BUILDING FROM B1(C) AND B8 USE TO B1(C), B2 & B8 USE AT NEWLANDS, OLD WOKINGHAM ROAD, WOKINGHAM WITHOUT.

I refer to the above application. I note that the approved plan No. PE/PT/02 RevC for application 97/66287/F shows 22 car parking spaces. However your proposed layout plan No. 330/00/1A shows 38 spaces. We consider this number is excessive and considerably above the minimum standard. Please submit revised plans reducing the number of parking spaces to not more than 22. I also suggest that you show indicative landscaping adjacent to the west boundary of the site (e.g. as shown on plan No. 33/00/1.

However, I advise you that receipt of the above plans will not necessarily commit the authority to approving the application. Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Received by Wokingham District Council

Application No: F/2000/1276

Proposal:
Proposed change of use of existing building from B1(c) B8 use to B1(c), B2 and B8 use (Retrospective)

Location:
Newlands, Old Wokingham 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/06/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	26 APR 2000
Officer: AO	Application No. F/2000/1276

Map No. 109 Site 0.23:
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CHANGE OF USE OF EXISTING BUILDING FROM B1(c) B8 USE TO B1(c), B2 & B8 USE (RETROSPECTIVE)

Location: NEWLANDS FARM OLD WOKINGHAM ROAD

Parish: WOK W/OUT Ward: Wok W/out

Applicant: MR R THOMAS
re Submission - 2000/0598 refused

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

Enforcement Section to be notified ☑ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : ..... 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:

.....

.....

.....

NEIGHBOURS:

3 The Hollies OWR, The Barnyard & The Old Farmhouse Gosthampstead Rd
Pinecroft OWR (c/o Bracknell)

Robin Bradbeer Limited

Planning & Development Consultancy

28603

DC	CIF
APP	
CS	
25 APR 2000	
COPIES TO:	ACK:
	FILE:

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

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

Ref. No. RWB/330
20 April 2000

For the attention of Mrs A Odell
Development Control

26.APR.2000* 1276

Dear Mrs Odell

SITE : NEWLANDS FARM OLD WOKINGHAM ROAD WOKINGHAM
PROPOSAL : CHANGE OF USE OF EXISTING BUILDING FROM B1(c), B8, USE TO B1(c), B2, B8 USE (RETROSPECTIVE)

I attach a completed planning application for the uses shown above which comprises the following documentation:

- Six copies of the completed Part 1 and Part 2 application form.
- The completed Ownership Certificate and Agricultural Holdings Certificate.
- Six copies of drawing no. 330/00/1A.

This revised application follows refusal of application F/2000/0598 and isolates the non-controversial element comprising change of use of the building to incorporate B2 use.

The proposed broadening of the employment uses upon these authorised small business premises is in accordance with both the development plan and with national planning guidance with particular reference to the following:

- Berkshire Structure Plan : Policies BU1, BU2
- South East Area Local Plan : Policy SC21
- Wokingham District Local Plan Deposit Draft : Policies WRE2 WRE4
- Planning Policy Guidance Note 7

It is noted that in your report an application F/2000/0598 you acknowledged that in connection with the incorporation of B2 use there was *"no objection in principle under countryside policies"*.

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

Yours sincerely

ROBIN BRADBEER

Enc.

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

20 APR 2000 1276

1.	APPLICANT'S NAME	MR P THOMAS
	ADDRESS	NEWLANDS FARM OLD WOKINGHAM ROAD
		WOKINGHAM
	POST CODE	RG40 3BU PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Robin Bradbeer Limited Planning & Development Consultancy
	ADDRESS	20 LANSDOWN PARADE CHELTENHAM GLOS
	POST CODE	GL50 2LH PHONE 01242 577151
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	NEWLANDS FARM OLD WOKINGHAM ROAD WOKINGHAM
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 EXISTING BUILDING FROM B1(c), B8 USE TO B1(c), B2, B8 USE RETROSPECTIVE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.36
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	330/00/1A

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

CHANGE OF USE	☑	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		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.

B1(C), B8

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.

REFER TO COVERING LETTER

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

N/A

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 6.0m R. JUNCTION WITH OLD WOKINGHAM ROAD

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.

NONE : REVISED APPLICATION SUBMITTED WITHIN 12 MONTHS OF REFUSAL F/2000/0598

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 Ann Rathee. ON BEHALF OF MR P THOMAS DATE 20 APRIL 2000

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify B1(c), B8		330		
OTHER	Please Specify B1(c), B2, B8				330
	TOTAL		330		330

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	REFER TO PLAN	
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.
— REFER TO COVERING LETTER

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

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
6			6

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 s 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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 26.APR.2000* 1276

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

Tenant's name	Address at which notice was served	Date on which notice was served
NONE		

Signed . . . . . .

On behalf of . . . MR P THOMAS . . . . . .

Date . . . . 20 APRIL 2000 . . . . . .

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

ADDRESS NEWLANDS FARM OLD WOKINGHAM ROAD PARISH WOK/WITHOUT E

PLOT No. ORD. SHEET No. SU.8465 9E

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
5/64	MR. S. THOMAS	IMPLEMENT SHED	9.2.54	APP. N/A
4/55	"	PREFABRICATED BUNGALOW	8.3.55	APP. C/A
162/60	"	CONTINUED USE OF TEMP. DWELLING	6.10.60	N/A T.P. 31.12.62
120/64	"	RETENTION OF TEMP. DWELLING	20.2.64	N/A T.P. 31.12.69
333/64	"	PERMANENT DWELLING + GARAGE TO REPLACE TEMPORARY	15.2.64	N/A C/A
49/65	"	DETACHED HOUSE & GARAGE	13.5.65	APP. C/A
179/68	"	DETACHED HOUSE FOR FARMWORKER	28.11.68	N/A C/A
3/69	"	" " GARAGE " "	20.2.69	APP. C/A
5/73	"	APP. SOIL-MILLING 2 ACRE	25.1.73	N/A T.P. 31.12.74
2/73	"	STORAGE FOR 30 CARAVANS	25.1.73	N/A REF.
8/73	WATCH TOWER CONVENTION	TEMPORARY CARAVAN SITE	22.2.73	N/A REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 316/86

DRAINAGE

091074

26.APR.2000* 1276

ADDRESS NEWLANDS FARM OLD WOKINGHAM ROAD PARISH WOK/WITHOUT E

PLOT No. ORD. SHEET No. SU.8461 9E

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20752	MR. S. THOMAS	RENEWAL TEMP. PERMISSION 35/73	13.6.74	N/A T.P. 31.10.74
20069	"	STORAGE DWELLING FOR CARAVAN CONTRACTS.	18.3.76	N/A REF.
13217	MR. + MRS. THOMAS	RETENTION OF DWELLING WITHOUT COMPLIANCE OF COND 4 ON O/333/64.	3-5-80	N/A REF.
16484	"	"	19.11.81	N/A REF.
18556	"	RETENTION OF DWELLING WITHOUT COMPLIANCE TO COND. 4 ON O/333/64	16.12.82	N/A REF.
26183	MR. B. MILLS	NEW ACCESS (TPO)	2.10.86	C/A
27191 -	JEHOVAH'S WITNESSES	HALL	19.3.87	REF.
32765 -	"	Y	16.3.89	C/A
RA 7341	-	-	27-6-89	TWP
34613	MRS. S THOMAS	O/L. 1 DWELLING AT HONEY HILL	15.3.90	REF.

DATE OF COMPLETION

MINISTRY DECISION 13214 Appeal dismissed 7.4.81. 18556 - APPEAL GRANTED - 20.9.13

SPECIAL ORDERS TPO on 26183 TPO 316/86 27191 - " " - 7.6.88

DRAINAGE

091074

77/66287/F MR. P. THOMAS FARM BLDGS. TO STORAGE (B8) & LIND. B1(c) 08.03.99 C/A

1933

(3)

ADDRESS NEWLANDS FARM. **PARISH** WOK/WITHOUT.

OLD WOKINGHAM ROAD.

PLOT No. **ORD. SHEET No.** SU. 8465 92.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/66287/07	MR P. THOMAS.	Details comply with cond'n 07 of consent 97/66287/F for app. vehicle turning plan.	26/5/99	C/A
C/66287/05/A	"	Revised config of Tree Planting Drg. P6/PT/02	1/7/99	APP
C/66287/05	"	D. & L. - App of landscape plan	10/11/99	APP
F/2000/0598	"	C. of U. B1(c) B8 use to B1(c) B2, B8 use & use of part of	5/4/00 authorised lorry/car park	REF

MINISTRY DECISION

SPECIAL ORDERS

ADDRESS NEWLANDS FARM OLD WOKINGHAM ROAD PARISH WOK/WITHOUT E

PLOT No. ORD. SHEET No. SU.8465 9D

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
5/54	MR. S. THOMAS	IMPLEMENT SHED	9.2.54	APP. N/A
4/55	"	PREFABRICATED BUNGALOW	8.3.55	APP. C/A
162/60	"	CONTINUED USE OF TEMP. DWELLING	6.10.60	N/A T.P. 31.12.62
20/64	"	RETENTION OF TEMP. DWELLING	20.2.64	N/A T.P. 31.12.69
333/64	"	PERMANENT DWELLING & GARAGE TO REPLACE TEMPORARY	15.2.64	N/A C/A
49/65	"	DETACHED HOUSE & GARAGE	13.5.65	APP. C/A
179/68	"	DETACHED HOUSE FOR FARMWORKER	28.11.68	N/A C/A
3/69	"	" " & GARAGE " "	20.2.69	APP. C/A
5/73	"	O/APP. SOIL-FILLING ½ ACRE	25.1.73	N/A T.P. 31.12.74
2/73	"	STORAGE FOR 30 CARAVANS	25.1.73	N/A REF.
8/73	WATCH TOWER CONVENTION	TEMPORARY CARAVAN SITE	22.2.73	N/A REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 316/86

DRAINAGE 26.APR.2000 1276

091074

ADDRESS NEWLANDS FARM OLD WOKINGHAM ROAD PARISH WOK/WITHOUT E

PLOT No. ORD. SHEET No. SU.8465 9D

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20752	MR. S. THOMAS	RENEWAL TEMP. PERMISSION 35/73	13.6.74	N/A T.P. 31.10.74
2[illegible]69	"	S/STOREY DWELLING FOR FARM WORKERS.	18.3.76	N/A REF.
13217	MR & MRS. THOMAS	RETENTION OF DWELLING WITHOUT COMPLIANCE OF COND 4 ON O/333/64.	3.5.80	N/A REF.
16484	"	"	19.11.81	N/A REF.
18556	"	RETENTION OF DWELLING WITHOUT COMPLIANCE TO COND. 4 ON O/333/64	16.12.82	N/A REF.
26183	MR. B. MILLS	NEW ACCESS (TPO)	2.10.86	C/A
27191 -	JEHOVAH'S WITNESSES	HALL	19.3.87	REF.
32765 -	"	"	16.3.89	C/A
RA 7391	-	-	27.6.89	APP
34613	MRS. B. THOMAS	O/L. 1 DWELLING FR. MONEY MILL	15.3.90	REF.

DATE OF COMPLETION

MINISTRY DECISION 13217 Appeal dismissed 7.4.81. 18556 - APPEAL GRANTED - 20.9.83

SPECIAL ORDERS TPO on 26183 TPO 316/86 27191 - " " - 7.6.88

DRAINAGE

091074

97/66287/F MR. P. THOMAS FARM BLDGS. TO STORAGE (B8) & LIND. B1(c) 08.03.99 C/A

1933

(3)

ADDRESS NEWLANDS FARM. **PARISH** WOK/WITHOUT.

OLD WOKINGHAM ROAD.

PLOT No. **ORD. SHEET No.** SU. 8465 92.

BUILDER

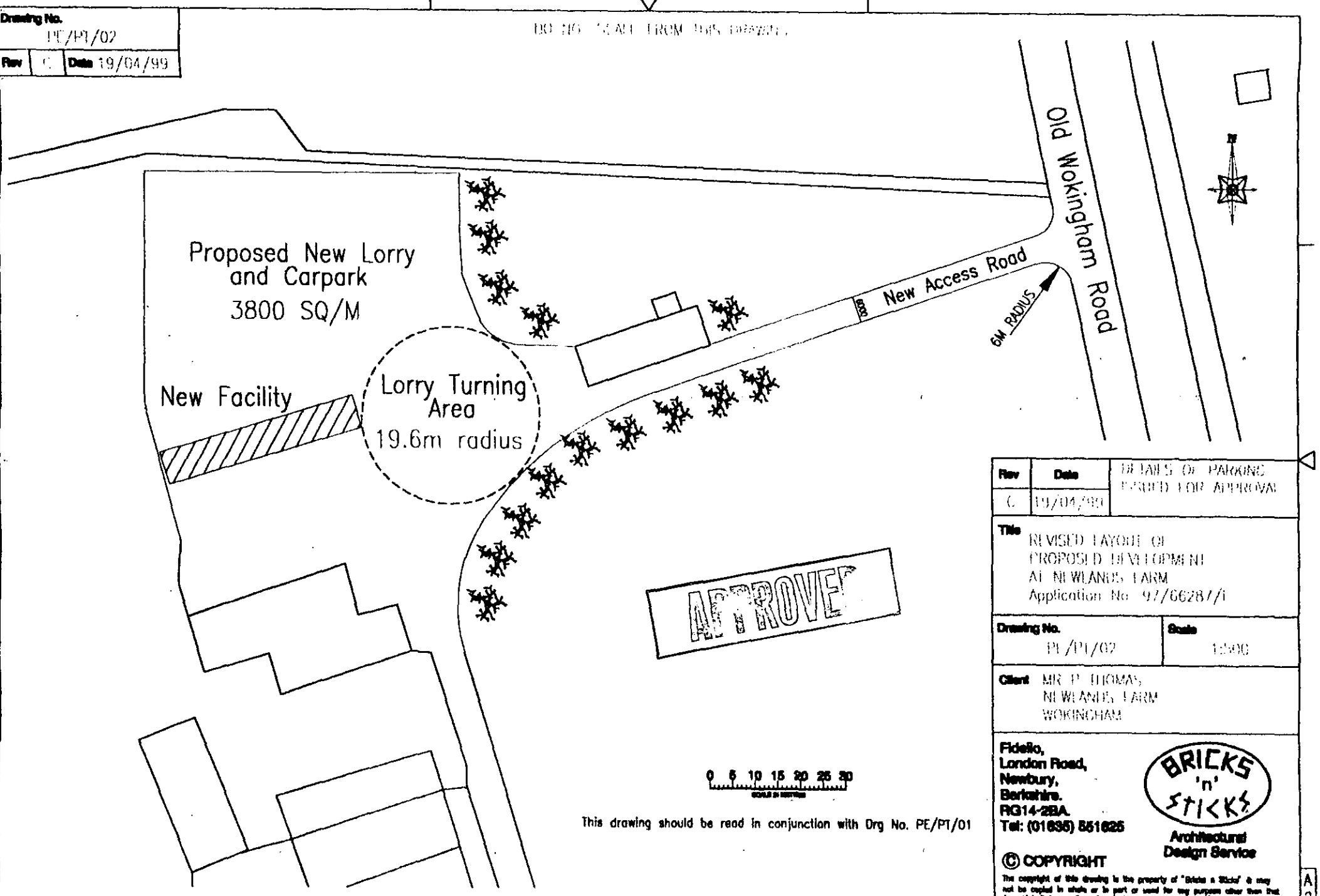
Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/66287/07	MR P. THOMAS.	Details comply with cond'n 07 of consent 97/66287/F for app. vehicle turning plan.	26/5/99	C/A
C/66287/05/A	"	Revised config of Tree Planting Drg. P6/PT/02	1/7/99	APP
C/66287/05	"	D. Ltr. - App of landscape plan	10/1/99	APP
F/2000/0598	"	C. of U. B1(c) B8 use to B1(c) B2, B8 use & use of part of authorised lorry/car park	5/4/00	REF

MINISTRY DECISION

SPECIAL ORDERS

Drawing No.	
PE/PT/02	
Rev C	Date 19/04/99

DO NOT SCALE FROM THIS DRAWING



This drawing should be read in conjunction with Drg No. PE/PT/01

Rev	Date	DETAILS OF PARKING ISSUED FOR APPROVAL
C	19/04/99	

Title REVISED LAYOUT OF PROPOSED DEVELOPMENT AT NEWLANDS FARM Application No 97/66287/1

Drawing No.	Scale
PE/PT/02	1:500

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