APPLICATION NO:
F/2000/1240

LOCATION:
Ashridge Manor Forest Road, Wokingham.

APPLICANT:
Mr Mrs Fletcher

PROPOSAL:
Proposed erection of lamp standards along drive (Retrospective)

EARLIEST DATE FOR DECISION: **26/05/2000**

APPLICATION EXPIRY DATE: **09/06/2000**

CASE OFFICER: **Mrs B Polnik**

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Fletcher
Ashridge Manor
Forest Road
Wokingham
Berkshire
RG40 5SL

Application Number: F/2000/1240

Parish: **HURST**

Location: **Ashridge Manor Farm, Forest Road, Wokingham.**

Proposal: **Proposed erection of lamp standards along drive (Retrospective)**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby ***Refuse 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.

Reason

1. The proposed lights are considered to be detrimental both to the visual amenity and character of this rural area. As such, the proposal is considered to be contrary to Policies C2 of Berkshire Structure Plan; LTV2 of Loddon Area Local Plan; and WCC1 of Wokingham District Local Plan (Deposit Draft).

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 Policy C2
Loddon Area Local Plan Policies LTV2, LBE1/2
Deposit Draft Wokingham District Local Plan Policies WCC1, WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 21/08/2000

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

Date: 09 August 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1240

Location: Ashridge Manor Farm, Forest Road, Wokingham.

Proposal: Proposed erection of lamp standards along drive (Retrospective)

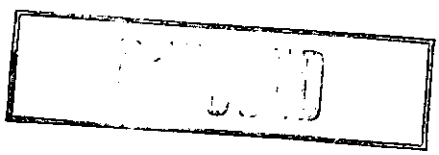
Applicant: Mr Mrs Fletcher.

Case Officer: Mrs B Polnik

The new plans show the following: Additional information regarding illumination. Letter dated 4.8.00.

Comments are required by 19/08/2000.

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. F/2000/1240 (Planaps) / (Ludhouse) Date Rec. 4.8.00

Location: ASHRIDGE MANOR FARM, FOREST RD

Parish HURST

Applicant: MR & MRS. FLETCHER

Description of attached plans Additional information regarding illumination

Drawing No's: letter dated 4.8.00

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 09.08.00

Yellow - Part One Copy
Green - Officer's Copy

By hand.

Ashridge Manor Farm,
Forest Road,
Wokingham, Berkshire, RG40 5QY

Telephone 0118 9892208

4th August 2000.

PLANNING SERVICES	IIPT
POL	TLS
DC 32659	ENF BIP
APP	
CS	
04 AUG 2000	
COPIES TO:	ACK:
	FILE:

Ref: RE: RETROSPECTIVE APPLICATION FOR ERECTION OF 5 LAMP STANDARDS ALONG DRIVEWAY AT ASHRIDGE MANOR FARM, FOREST ROAD, WOKINGHAM.

Dear Mrs Polnik,

With reference to your letter of 25th July re above:

1. Phillips M/E 70 TG Star (1)
   70 watt 50m/t
   High pressure sodium lamp-feed off a time clock.
   12 metre spread approx,

I do hope this information will be of help.

1240

Yours faithfully.

V.E. Fletcher.

ADDITIONAL PLAN
RECEIVED

Tel: (0118) 974 6447(Direct Line)
Fax: (0118) 974 6484
Email: jerry.hedley@wokingham.gov.uk
Date: 24 July 2002
My ref: RFS/5208/02/JH
Your ref: AK/KL

WOKINGHAM UNITARY
Aiming for Excellence

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

Mr A R Kimber
Geo-Plan Consultants Ltd
10 Magisters Lodge
Watford Road
Croxley Green
Herts
WD3 3SZ

Dear Mr Kimber,

STORAGE CONTAINERS, PET FOOD SALES AND LAMP STANDARDS AT ASHRIDGE MANOR FARM, FOREST ROAD, HURST. APPLICATION NUMBERS: 98/67212/F AND F2002/1240.

Thank you for your letter of 13th July 2002.

Application 98/67212/F

The Authority's position is this:

The wholesale and storage of pet food constitutes a material change of use and requires the benefit of planning permission, and no such permission exists. You advise that your client does not intend to make an application, therefore this activity should cease.

The goods permitted to be sold are specified in Condition 5 of the Permission. Pet food is not included in the goods specified and are therefore being sold in breach of that condition.

If the wholesale and retail of pet food does not cease within 28 days, you will leave me option than to consider formal enforcement action.

Application F/2000/1240

In relation to the unauthorised lights, the Authority's position is this:

The retrospective application was refused and no appeal was lodged within the 6 month statutory period. The Development Control manager at the time (John Mitchell) confirms the case officer's opinion that they are unacceptable.

Mr Fletcher is requested to remove them and advise me of a time scale to carry out the work. Should he fail to comply with this request again you will leave me with no option other than to consider formal enforcement action.

Yours sincerely

Mr J Hedley
Planning Enforcement Officer

Enclosure: Planning Application

File F/2000/1240

PLANNING SERVICES
POL
DC John Mitchell
APP
CS
20 SEP 2000
COPIES TO: BP
ACK:
FILE:

Ashridge Manor Garden Centre,
Ashridge Manor Farm.
Forest Road,
Wokingham, Berkshire, RG40 5QY

Telephone 0118 9787210

18th September 2000.

F/2000/1240

Ref: Re-Retrospective application for erection of 5 lamp standards along driveway of Ashridge Manor Garden Centre, Forest Road, Wokingham, Berks.

Dear Mr Mitchell,

With referene to our meeting and conversation on Tuesday 12th September regarding the council not being prepared to give retrospective planning permission for the installation of the lights in the drive way of Ashridge Manor Farm.

As discussed, I installed the lights in order to safeguard our customers as the driveway is very dark during late afternoon and early evening when the shop is still open. This was our main concern.

I understand that you consider the lights to be too high and out of place. In an effort to resolve this matter, I am prepared to reduce the hight of the lights from 5 metres to 3 metres and to paint the stands green to blend in with the surrounding trees. I am also prepared to install a time swith to ensure that the lights are only on during working hours.

I hope that these proposals may help and I await your decision.

Yours sincerely,

V.E.Fletcher

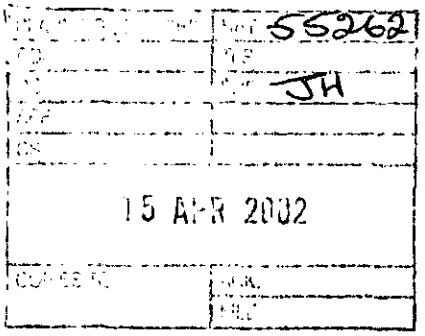
I have given original to John Mitchell & assume he will deal with it. T.C.

GEO - PLAN CONSULTANTS LIMITED

TOWN AND COUNTRY PLANNING ADVISORS

10 Magisters Lodge
Watford Road
Croxley Green
Herts
WD3 3SZ
Tel: 01923 770519
Mobile: 07831 165560

JH RR



Your reference

Our reference AK/KL

Date: 12th April 2002

J. Hedley Esq.,
Planning Enforcement Officer,
Environmental Services Dept.,
Wokngham District Council,
P.O. Box 157,
Shute End,
Wokingham, Berks
RG40 lWR

Dear Mr. Hedley,

With reference to our first letter of even date we write to address your concerns on APP/F2000/l240. Our understanding of the matter is that:

(1) on receipt of refusal notice Mr. Fletcher sought consultation with Mr. Mitchell of Development Control.

(2) at the meeting agreed (l2.09.00) Mr. Fletcher explained the main over-riding concerns which involved , amongst other things, security.

(3) Mr. Mitchell was sympathetic and suggested that if Mr. Fletcher wrote in formally it was more than likely that he would not "hear more about it" because there was a deal of circumstantial evidence that supported Mr. Fletcher's need and there was an element of necessary "self-help" involved.

(4) Mr. Fletcher duly wrote on l8 September 2000 but, with hindsight, regrets that not all the points covered in conversation were fully rehearsed, e.g. all the closely adjoining properties with larger and more intrusive lighting systems.

In the circumstances Mr. Fletcher is, naturally, aggrieved that there seems to be a change of attitude. Our instinct is that you may not be aware of what we have set out above when you wrote. Could we ask you to refer to Mr. Mitchell's records and, if you feel that the position is as set out maybe we can agree a way to regularise the position. Before we take this further, perhaps you can do the necessary research and then maybe we can meet and find a solution acceptable to both sides.

Yours sincerely,

A. R. Kimber

Tel: (0118) 974 6449 (Direct Line)
Fax: (0118) 974 6484
E-mail Mark.Bridge@wokingham.gov.uk
Date: April 12, 2000
My ref: MB/2/RFS/2972
Your ref:

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

Mr Fletcher
Ashridge Manor Farm
Forest Road
Wokingham
RG40 5QY

Dear Mr Fletcher

LIGHTING ERECTED AT ASHRIDGE MANOR FARM, FOREST ROAD, HURST

I am writing with reference to the above and further to my letter dated 21 January 2000 and our subsequent discussion.

In the above letter I requested that the lighting be removed or a planning application be submitted, within 21 days. I note that the lighting has not been removed and I can find no record of any application having been submitted. Please remove the lighting or submit an application within 21 days, failure to do so could result in formal enforcement action being taken against you. The submission of an application does not necessarily mean that permission will be forthcoming.

If you require further information regarding this matter, please do not hesitate to contact me.

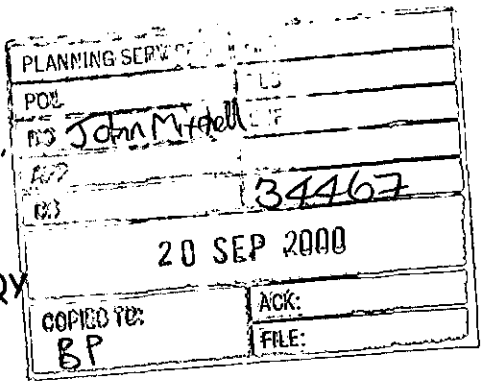
Yours sincerely,

MR. M. BRIDGE
Planning Enforcement Officer

REPLY REQUIRED
4/10

Ashridge Manor Garden Centre,
Ashridge Manor Farm.
Forest Road,
Wokingham, Berkshire, RG40 5QY

Telephone 0118 9787210



18th September 2000.

A/2000/1240

Ref: Re-Retrospective application for erection of 5 lamp standards along driveway of Ashridge Manor Garden Centre, Forest Road, Wokingham, Berks.

Dear Mr Mitchell,

With referene to our meeting and conversation on Tuesday 12th September regarding the council not being prepared to give retrospective planning permission for the installation of the lights in the drive way of Ashridge Manor Farm.

As discussed, I installed the lights in order to safeguard our customers as the driveway is very dark during late afternoon and early evening when the shop is still open. This was our main concern.

I understand that you consider the lights to be too high and out of place. In an effort to resolve this matter, I am prepared to reduce the hight of the lights from 5 metres to 3 metres and to paint the stands green to blend in with the surrounding trees. I am also prepared to install a time swith to ensure that the lights are only on during working hours.

I hope that these proposals may help and I await your decision.

Yours sincerely,

V.E.Fletcher

FILE

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

19 August, 2000

33303

BP

ACE
CS
COPIES TO:
FILE:

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 F/2000/1240

I refer to the above-mentioned Application by Mr. and Mrs. Fletcher of Ashridge Manor Farm, Forest Road, Wokingham; proposed erection of lamp standards along drive (retrospective) Additional Plans.

The Council take the view that the lights are inappropriate in this rural setting/area and the proposal is contrary to C2 of the Berkshire Structure Plan, L8 U2 LALP and WCC1 WDLP. The Council consider, therefore, that the application should be refused.

Yours sincerely,

Clerk

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1240

Applicant : Mr Mrs Fletcher .

Location : Ashridge Manor FARM, Forest Road, , Wokingham.
Proposal : Proposed erection of lamp standards along drive (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		17.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 17.5.00

Date Registered : 14/04/2000

Earliest Date for Decision : 26/05/2000

Latest Consultation Date/Site Notice Expiry Date : 26/05/2000

Application Expiry Date: 09/06/2000

Consultation Responses :

- Highway Authority: no objection
- Environmental Health : no objection
- Parish Council : no adverse comment

Planning Issues :

Site located in rural area

PROPOSAL :

Retrospective application for 5 x 5m high lamp standards located along access road leading to garden centre, workshops etc. Additional information regarding level of illumination received 4.8.00.

Application Number: F/2000/1240

Appraisal :

A. IMPACT ON VISUAL AMENITY AND RURAL CHARACTER OF AREA

Policies C2 of BSP; LTV2 of LALP and WCC1 of WOLP

Site is located in a rural area. The 5 lamp standards, similar to street lights, are located along the existing access road into the site. Their height exceeds existing vegetation and the lights are visible from Forest Rd and across fields. The proposal is considered to have an urbanising impact detrimental to both the visual amenity and rural character of the area and as such the proposal is contrary to policies 02 of BSP; LTV2 of LALP and WCC1 of WOLP.

A retrospective applⁿ. F/2000/0547 for 9 lighting bollards 0.75m in height was recently refused on the same grounds at Ashridgewood Farm, Forest Rd located close to its junction with Warrenhouse Rd.

B. HIGHWAY SAFETY

No highway objection raised on grounds of highway safety.

C. IMPACT ON AMENITY OF NEIGHBOURING OCCUPIERS

Policies LBE1/2 of LALP and WBE1 of WOLP

Nearest residential property (other than on applⁿ. site) is located approx. 120m away. In view of this it is not considered that the amenities of the occupiers of this property would be so adversely affected so as to warrant refusal.

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

(tick appropriate box)

Application Number F/2000/1240
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
1.			The proposed lights are considered to be detrimental both to the visual amenity and character of this rural area. As such the proposal is considered to be ~~detrimental~~ contrary to policies C2 of BSP; LTV2 of LALP; and WCC1 of WDLP.
			INFORMATIVE

N16 You are advised, in compliance with ***The Town & 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 INSERT C2
Loddon Area Local Plan policies INSERT LTV2, LBG1/2
~~South East Area Local Plan policies INSERT~~
~~Green Belt Local Plan policies INSERT~~
Deposit Draft Wokingham District Local Plan policies INSERT WCC1, WBG1

A Cronin
21/8/00.

RECORD OF SITE VISIT

SITE ADDRESS: Ashridge Manor
Forest Road Wokingham.

APPLICATION NUMBER: F/2000/1240

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 17.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Countryside with some sporadic development

3. DESCRIPTION OF SITE/BUILDING

Existing complex of buildings used as garden centre, woodworking workshops, craft shop, cafe etc.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to plan

5. SITE CONSTRAINTS

TREES	none affected
ACCESS/PARKING	as existing
LEVELS	N/A
BOUNDARY TREATMENT	Some vegetation along access road and along boundaries.
OTHERS	

Tel: 0118 974 6450

Date:

My ref: F/2000/1240

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: F/2000/1240
Ashridge Manor, Forest Road, , Wokingham.
Proposed erection of lamp standards along drive (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 **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 _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/1240**
Ashridge Manor, Forest Road, , Wokingham.
Proposed erection of lamp standards along drive (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Councillor A Drake

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

Date: 09 August 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/1240

Location: Ashridge Manor Farm, Forest Road, Wokingham.

Proposal: Proposed erection of lamp standards along drive (Retrospective)

Applicant: Mr Mrs Fletcher.

Case Officer: Mrs B Polnik

The new plans show the following: Additional information regarding illumination. Letter dated 4.8.00.

Comments are required by 19/08/2000.

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

HIGHWAYS HAVE NO OBJECTIONS

ADAM COSSINS - 14/8/00

By hand.

Ashridge Manor Farm,
Forest Road,
Wokingham, Berkshire, RG40 5QY

Telephone 0118 9892208

4th August 2000.

PLANNING SERVICES	HPT
POL	TLS
DC 32659	ENF BIP
APP	
CS	
04 AUG 2000	
COPIES TO:	ACK:
	FILE:

Ref: RE: RETROSPECTIVE APPLICATION FOR ERECTION OF 5 LAMP STANDARDS ALONG DRIVEWAY AT ASHRIDGE MANOR FARM, FOREST ROAD, WOKINGHAM.

Dear Mrs Polnik,

With reference to your letter of 25th July re above:

1. Phillips M/E 70 TG Star (1)
   70 watt 50m/t
   High pressure sodium lamp-feed off a time clock.
   12 metre spread approx,

I do hope this information will be of help.

1240

Yours faithfully.

V.E. Fletcher.

ADDITIONAL PLAN

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 25 July 2000
My ref: BP/F/2000/1240

Mr & Mrs Fletcher
Ashridge Manor Garden Centre
Forest Rd
Wokingham
Berks. RG40 5QY

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 & Mrs Fletcher

RE: RETROSPECTIVE APPLICATION FOR ERECTION OF 5 LAMP SANDARDS ALONG DRIVEWAY AT ASHRIDGE MANOR FARM, FOREST RD, HURST

Further to your planning application with reference to the above the Highway Authority have requested additional information regarding the technical specifications of the lanterns (drawn to scale or dimensions to be given) together with level of illumination etc.

I look forward to receiving this information within 14 days of the date of this letter.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

HIGHWAYS CONSULTATI[illegible]EET

From: Mrs B Polnik

Date: 02 May 2000

Application Number: F/2000/1240

Proposal: Proposed erection of lamp standards along drive (Retrospective)

Parish: HURST PARISH

Site Address:
Ashridge Manor, Forest Road, , Wokingham.

Applicant:
Mr Mrs Fletcher .

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).

further information on lighting proposals e.g. luminance, type of lantern etc.

Signed: [signature] ~~10.5.00~~ **Print name:** P.W. Aaron

6.25.7.00

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

12 MAY 2000
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 F/2000/1240

I refer to the above-mentioned Application by Mr. and Mrs. Fletcher of Ashridge Manor Farm, Forest Road, Wokingham, for proposed erection of lamp standards along drive (Retrospective).

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

Yours sincerely,

Clerk

PLANNING S...
PCL
DC
APP
11 MAY 2000
COPIES TO:
ACK:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/PA

To: Mrs B Polnik, Planning

Your Ref:

Date: 9 May, 2000

PROPOSED ERECTION OF LAMP STANDARDS ALONG DRIVE (RETROSPECTIVE)
LOCATION: ASHRIDGE MANOR, FOREST ROAD, WOKINGHAM
PLANNING APPLICATION NO: F/2000/1240

These proposals have been evaluated and I have no environmental health objections to the application.



Joanne Ellis

Received by Wokingham District Council

Application No: F/2000/1240

Proposal:
Proposed erection of lamp standards along drive (Retrospective)

Location:
Ashridge Manor, Forest 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 26/05/2000. 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

Received by Wokingham District Council

Application No: F/2000/1240

Proposal:
Proposed erection of lamp standards along drive (Retrospective)

Location:
Ashridge Manor Farm, Forest 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.

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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

~~55, 56~~

Start date: 14 APR 2000	Map No. 6F Site 1:20
Officer: BP	Application No. F 2000/1240
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF LAMPS STANDARDS ALONG DRIVE (RETROSPECTIVE)

Location: ASHRIDGE MANOR Farm GARDEN CENTRE, FOREST RD

Parish: HURST Ward: Hurst.
2.5.2000.

Applicant: MR / MRS FLETCHER

Fee Received 95-00 Required ..... Additional ..... Refund .....

(8) MB
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	Not signed or dated		
4	Correct S 66 certificate			
5	Elevation plans	height of lamps (Q14 on application form gives height as 5 metres)		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

(1) ~~ASHRIDGEWOOD~~, ASHRIDGE MANOR

ADDRESS FOREST ROAD PARISH ~~WOK/WITHOUT~~ HURST-1.4.76 ?

PLOT No. Old Property Re-named 8.3.78 ORD. SHEET No. SU. 8170 (61)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00638	MR. B.H. NICHOLSON	O/A FOR CONVERSION INTO 3 OR 4 UNITS OF ACCOMMODATION	16.5.74	N/A C/A
01475	MESSRS. REYNOLDS	O/APP. FOR ONE HOUSE	3.10.74	N/A REFUSE
01489	Messrs. P & E Reynolds	use existing house as study centre	28.11.74	N/A C/A
BR 2061	DR. B.H. NICHOLSON	2/STOREY EXTENSION AT HOME FARM	3.3.75	APP. N/A
02134	" "	" "	20.3.75	N/A C/A
BR 2299	Mr P Reynolds	Conversion of house to Residential study centre	14.4.75	App N/A
02389	"	INTERNAL SANITARY ACC.	17.4.75	N/A C/A
05966	MESSRS. P. & E. REYNOLDS	CONFERENCE STUDY CENTRE ETC. TO RESTAURANT "	17.3.77	N/A C/A
BR. 6970	Mr. & Mrs. P.T. Reynolds	Change of use of Dining room to restaurant	25.8.77	App. N/A
06976	SHAW & HATTON CONSULTANTS LTD.	CONFERENCE STUDY CENTRE TO " TRAINING "		

DATE OF COMPLETION

MINISTRY DECISION 14.APR.2000 1240

SPECIAL ORDERS T.P.O. 76B

DRAINAGE

(2) ~~ASHRIDGEWOOD HOUSE~~ ASHRIDGE MANOR

ADDRESS FOREST ROAD PARISH ~~WOK/WITHOUT~~ HURST 1.4.76

PLOT No. Renamed 8.3.78 ORD. SHEET No. SU.8170 61

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06976	SHAW & HATTON CONSULTANTS LTD	CONFERENCE/STUDY CENTRE TO " TRAINING "	27.10.77	N/A C/A
07145	MRS H. BUCHLI	PRIVATE HEALTH CENTRE	24.11.77	N/A R
04410	Mr. P.T. Reynolds.	on land forming part O/app for S/storey res. & garage	15.12.77	N/A R.
[illegible]8318	SHAW & HATTON (CONS.) LTD.	SEPTIC TANK DRAINAGE	21.4.78	APP. N/A
10619	"	DOUBLE GARAGE	4.5.79	N/A C/A
BR 11801	"	GARAGE	7.9.79	APP. N/A
12191.	" "	Fire escape stair case	13.12.79	N/A C/A
BR 12362	" "	" "	17.12.79	Ref N/A
12783	" "	Demo Bambury D/garage for storage	10.4.80	N/A C/A
12586	" "	const 3 car garage, with garden store	13.3.80	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(1) ~~ASHRIDGEWOOD~~, ASHRIDGE MANOR — HURST 1.4.76 ?

ADDRESS FOREST ROAD — PARISH ~~WOK/WITHOUT~~

PLOT No. Old Property Re-named 8.3.78 — ORD. SHEET No. SU. 8170 (61)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00638	MR. B.H. NICHOLSON	O/A FOR CONVERSION INTO 3 OR 4 UNITS OF ACCOMMODATION	16.5.74	N/A C/A
01475	MESSRS. REYNOLDS	O/APP. FOR OWN OFFICE USE EXISTING HOUSE AS STUDY CENTRE	3.10.74	N/A REFUSED
01489	Messrs. P & C Reynolds		28.11.74	N/A C/A
BR 2061	MR B.H. NICHOLSON	2 STOREY EXTENSION OF MAIN BLOCK	3.3.75	APP. N/A
02134	" "	" "	20.3.75	N/A C/A
BR 2299	Mr P. Reynolds	Conversion of house to Residential study centre	14.4.75	App N/A
02389	"	INTERNAL SANITARY ACC. CONFERENCE STUDY CENTRE ETC. TO RESTAURANT " to residence	17.6.75	N/A C/A
05966	MESSRS. P. & E. REYNOLDS	Change of use of Dining room	17.3.77	N/A C/A
BR.6970	Mr. & Mrs. P.T. Reynolds	CONFERENCE STUDY CENTRE TO " TRAINING "	25.8.77	App. N/A
06976	SHAW & MATTEW CONSULTANTS LTD			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 76B — 14. APR. 2016

DRAINAGE

(2) ~~ASHRIDGEWOOD HOUSE~~ ASHRIDGE MANOR FOREST ROAD — PARISH ~~WOK/WITHOUT~~ HURST 1.4.76

PLOT No. RE-NAMED 8.3.78 — ORD. SHEET No. SU.8170 61

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06976	SHAW - MATTON CONSULTANTS LTD	CONFERENCE/ STUDY CENTRE TO " TRAINING "	27.10.77	N/A C/A
07145	MRS H. BUCHLI	PRIVATE HEALTH CENTRE	24.11.77	N/A R
07410	Mr. P.T. Reynolds.	O/app for Stables Tea & garage On land for future Pool	15.12.77	N/A R.
08318	SHAW & MATTON (LONDS.) LTD.	SEPTIC TANK DRAINAGE	21.4.78	APP. N/A
10619	"	DOUBLE GARAGE	4.5.79	N/A C/A
BR 11801	"	GARAGE	7.9.79	APP. N/A
12191.	" "	Fire escape stair case	13.12.79	N/A C/A
BR 12362	" "	" "	17.12.79	Ref N/A
12783	" "	Demo bombury D/garage for storage	10.4.80	N/A C/A
12586	" "	const 3 car garage with garden store	13.3.80	N/A OPP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3)

ASHRIDGE MANOR

HURST 1.4.86

ADDRESS LOREST ROAD

PARISH ~~WOOD/WITHOUT~~

PLOT No.

ORD. SHEET No. SU.8170 61

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR15039	SHAW & HATTON CONSULTANTS LTD.	DOUBLE GARAGE	10.6.80	APP. N/A
BR15040	"	3 CAR GARAGE & STORE	5.6.80	APP. N/A
~~19855~~ 28088	SHAW & HATTON	CONSERVATORY	7 8 87	CA
BRA4754	PAN CONTINENTAL	"	28.3.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS CLU (E) 34 - ISSUED TO SHAW & HATTON - 20.10.93 - GR & 1ST

~~DRAINAGE~~ FLOORS FOR OFFICE PURPOSES.

091074

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.'

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

14.APR.2000* 1240

1.	APPLICANT'S NAME	VICTOR, ALMA FLETCHER
	ADDRESS	ASHRIDGE MANOR GARDEN CENTRE FOREST ROAD, WOKINGHAM, BERKSHIRE
	POST CODE	RG40 5QY PHONE 0118 9892208.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	ASHRIDGE MANOR GARDEN CENTRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		RETENTION OF 5 EXTERNAL LAMP STANDARDS. (RETROSPECTIVE)
5. Give the area in hectares or part of a hectare	AREA OF SITE	5 ACRES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	EXISTING SITE LAYOUT PLAN.

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

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

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

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

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

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

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

GARDEN CENTRE

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.

5 MTR. HIGH METAL LAMP STANDARD

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 N/A

If no, please give details

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

AS EXISTING

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

NOT APPLICABLE

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

N/A

	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.

£95.00

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 ON BEHALF OF DATE

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".

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: 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 GARDEN CENTRE	NONE	N/A	N/A	N/A.
OTHER	Please Specify				
	TOTAL				

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	100	2
Proposed	NONE	NONE

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.

RETENTION OF LAMP STANDARDS

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

N/A

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
N/A.			

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".

1789/a

SECTION 66 CERTIFICATE

Application No. 14.APR.2000* 1240

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:

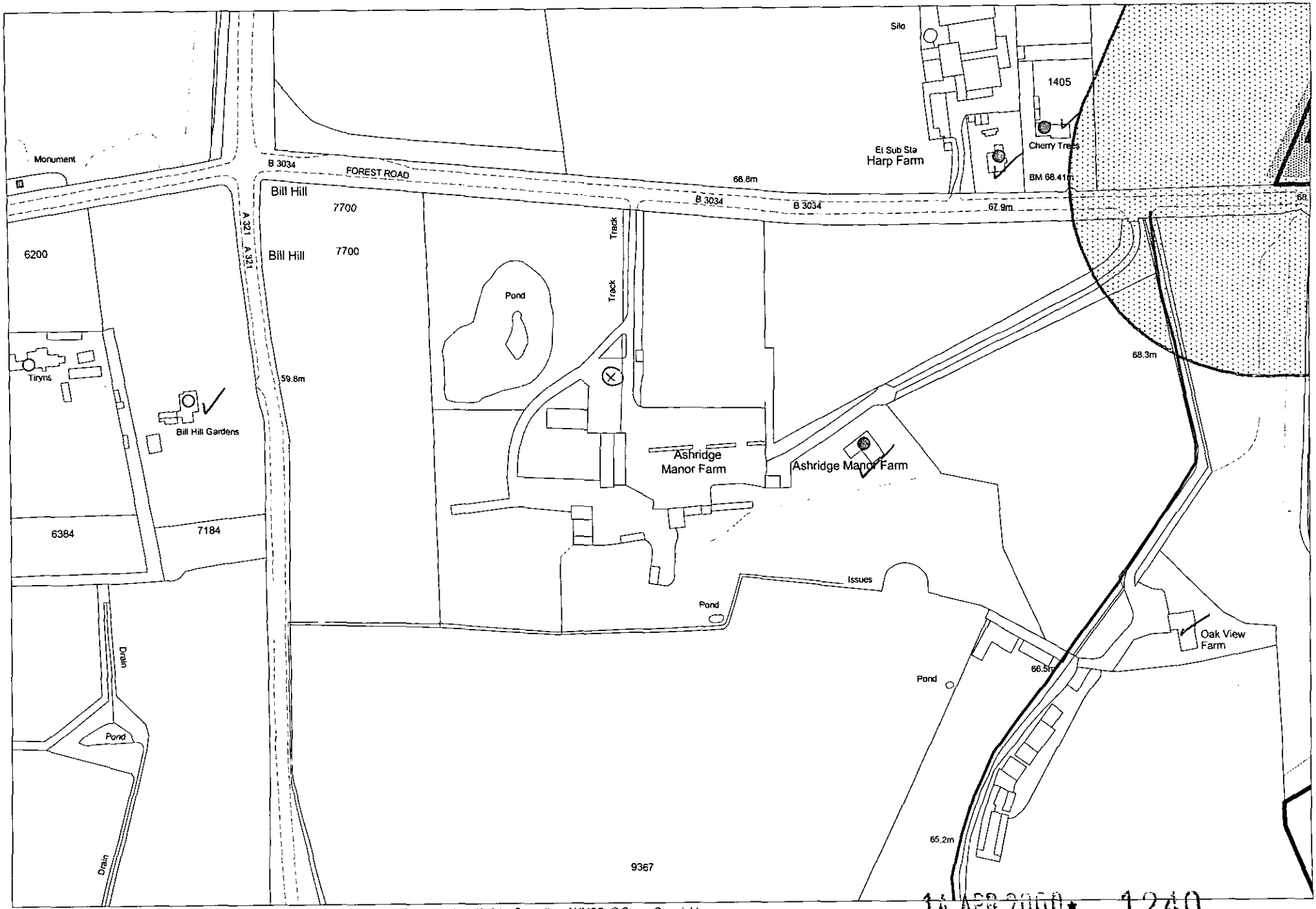
  (b) .....

  .....

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

  the (c) .....

  on (d) .....



14.APR.2000* 1240

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Development Control Section, Environmental Services, Wokingham District Council.

20 April 2000

Scale: 1 : 2500

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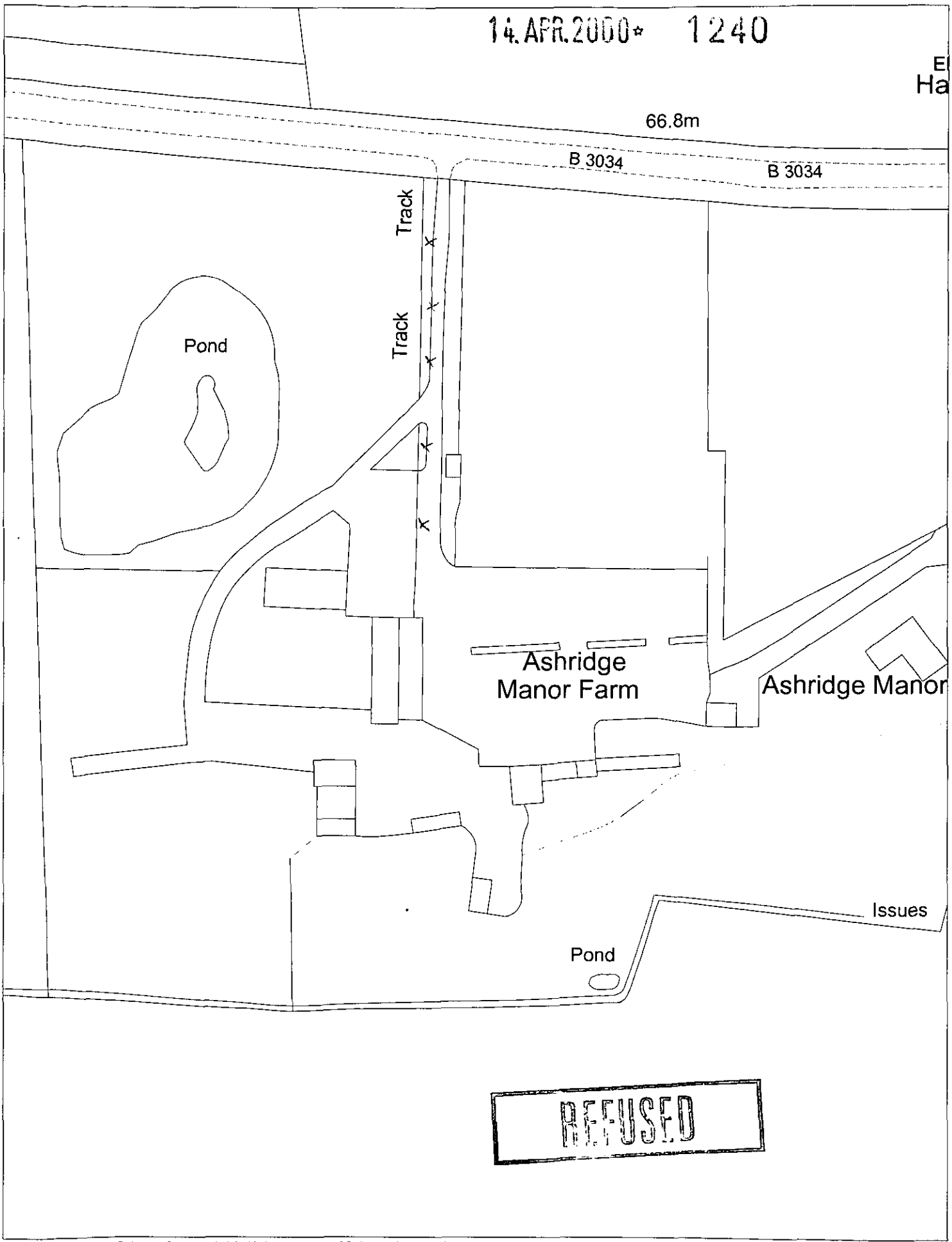

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