SYSTEMS LTD

APPLICATION NO:
VAR/2000/1776

LOCATION:
Unit 2 White Hill Farm Remenham Church Lane Remenham .

APPLICANT:
T Copas Families Settllement C/O Hicks Baker

PROPOSAL:
Proposed variation to condition 2 of consent 98/67128/T to remove restriction of named user

EARLIEST DATE FOR DECISION: **21/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
11/08/2000

CASE OFFICER: **Heather Morgan**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

T Copas Families Settlement
C/O Hicks Baker
29 Castle Street
Reading
Berkshire
RG1 7SB

Application Number: VAR/2000/1776

Parish:	**REMENHAM**
Location:	**Unit 2 White Hill Farm, Remenham Church Lane, Remenham.**
Proposal:	**Proposed variation to condition 2 of consent 98/67128/T to amend named user.**

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 use hereby approved shall be carried on only by Mr Ian Lea of Lea Designs, Mr Phil Spinks of Exhibition Machines and Henley Heritage.

John Mitchell CH
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.

Date: 01 August 2000

To: Case Officer

We have received Revised Details for the following planning application:

Application Number: VAR/2000/1776

Location: Unit 2 White Hill Farm, Remenham Church Lane, Remenham.

Proposal: Proposed variation to condition 2 of consent 98/67128/T to amend named user.

Applicant: T Copas Families Settllement C/O Hicks Baker.

Case Officer: Heather Morgan

The new plans show the following: Confirmation letter that the applicants intent is to amend the named user in condition 02 of consent 98/67128/T.

Comments are required by 15/08/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

(RING ONE)

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

App No. (Planaps) / VAR 2000 (Ludhouse) 1776 Date Rec. 31/07/00

Location: UNIT 2, WHITE HILL FARM, REMENHAM CHURCH LANE Parish REMENHAM

Applicant: T. COPAS FAMILIES SETTLEMENT.

Description of attached ~~plans~~ letter.
Confirmation that the applicants ~~agent~~ intent is to amend the named user in condition 2 of 98/67128/T.

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

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

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

NEIGHBOURS: Remenham Place, Remenham Hill, 4

_____ Date for Responses [redacted] DAYS

FURTHER ACTION

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

Redate Application Y (N) From _____

New Site Notice [redacted] NO

New Description PROPOSED VARIATION TO CONDITION 2 OF CONSENT 98/67128/T TO AMEND NAMED USER.

CASE OFFICER J.P.M

Consultations Sent by Admin. on 01.08.PS.

Yellow - Part One Copy
Green - Officer's Copy

HICKS • BAKER

COMMERCIAL PROPERTY CONSULTANTS

PLANNING SERVICES	HPT 32480
POL	TLS
DC HM	ENF
APP	
CS	
31 JUL 2000	
COPIES TO:	ACK:
	FILE:

REVISED DETAILS.

1776

Our Ref: FB/2723/amm
Your Ref: HPM/VAR/2000/1776
28 July 2000

Heather Morgan
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire G40 1WR

APPROVED

Dear Ms Morgan

PROPOSED VARIATION TO CONDITION II OF 98/67128/T
UNIT 2 WHITE HILL FARM, REMENHAM

Further to your letter of 21 July I would confirm that our intention is to amend Condition II in order to delete Alan Barton as the named occupier and to insert Henley Heritage.

I am advised by Henley Heritage that it would be envisaged that the site was attended once or twice a week with one of those occasions being with a transporter to collect and deliver cars. It is anticipated that on each of these occasions there will be two or three staff in attendance although I would emphasise that there will be no staff permanently on site.

In response to your request for information regarding the usage of the previous occupier my client is only able to convey an impression of how the site was used but it is obviously not possible to provide any evidence to support these comments. My clients recollection is that there were no staff permanently on site but that exhibition equipment was moved into and out of the site most days although he was aware that there would be periods of a week or so when there was no activity.

I look forward to your confirmation that this matter can now be progressed.

Yours sincerely

FIONA BROWNFOOT ARICS
HICKS BAKER

John Adams House, 29 Castle Street, Reading, Berkshire RG1 7SB
Telephone: 0118 959 6144 · Facsimile: 0118 959 5373
e.mail: hicksbaker@msn.com

Partners: R. M. Hicks, FRICS, N. R. Baker, BSc (Hons) FRICS
Associates: G. M. R. Blagden, LLB ARICS, Fiona Brownfoot, ARICS ASVA

Chartered Surveyors
Incorporating the commercial business of Chancellors and Howard Son & Gooch

A DECADE OF ACHIEVEMENT

WORK SHEET FOR : Heather Morgan

Application Number : VAR/2000/1776

Applicant : T Copas Families Settlement C/O Hicks Baker.

Location : Unit 2 White Hill Farm, Remenham Church Lane, Remenham, .

Proposal : Proposed variation to condition 2 of consent 98/67128/T to remove restriction of named user.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/7/00

Date of Neighbour Notifications : 27/6/00

Date of Site Visit : 11/7/00

Date Registered : 16/06/2000

Earliest Date for Decision : 21/07/2000

Latest Consultation Date/Site Notice Expiry Date : 21/07/2000

This application will have expired on: 11/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

① Remenham PC – Concerns raised re inc. movement of traffic and possible maintenance of cars on site

② Highways – No comments.

③ Consultations – 1 letter. No objection to the storage for antique and valuable cars so long as the following were adhered to :– the transporter visiting the site only visits once a week, the site is to be open to the public for retail, there's no external signage, petrol is not stored on the premises.

④ Env. Design – Clear that the site is screened from public view. Would seem that the variation has no impact on the previous landscape comments on the original application.

Planning History

98/67128/T – Continued use of agricultural barns for idle storage for a temporary period of 5 years.
Approved 30/12/98
Condition 1 – to 12.5.2003.
Condition 2 – personal to specific users.

The site is part of a working farm and comprises 4 large buildings erected under pdl. A change of use occurred from grain storage to general storage with no permanent staff on site. 96/63475/T6m gave consent for 1 year. The 5 year condition above is to allow the owners to reassess their agricultural need and for the LPA to assess the impact of the uses. Highway improvements were carried out in connection with the 1998 consent and two new issues were raised in consideration of this application. The application was also subject to a S106 to provide £1,000 towards highway signage within the 5 year period were to deemed necessary.

The current application seeks permission to vary condition 2 to allow for a change in one of the named users. Mr. Alan Barton has vacated Unit 2 and consent is sought for Henley Herbage Ltd to take over the premises for the remaining period.

Storage Use

Consent was granted for storage uses with no permanent staff on site. The general definition of these types of uses is 'idle storage'. The other units are currently occupied by businesses storing wood, etc. Some very minor mezzanines have been inserted but in the main they are used to their full height.

The applicants wish to use Unit 2 for the storage of classic and sports cars and to undertake light maintenance of the vehicles (checking water, oil, tyre pressure) on a monthly basis. A transporter may deliver, collect or swap vehicles on a weekly basis. The agents have indicated no staff will be permanently located on site. 2/3 would be in attendance when transporters deliver cars. The main use is considered to be storage, with any maintenance forming an ancillary element. The building is situated some distance from the nearest residential property and the maintenance proposed would have no detrimental impact in terms of noise or disturbance. Should the nature of the use change significantly then a fresh application for a mixed use for this

Application Number: VAR/2000/1776

Appraisal :

unit would be required.
On the basis of the details provided, Heritage Cars would fulfill the criteria of storage use. In addition, regular movements to and from the site would be limited, and of a level to be expected from such a use. Again, should the use intensify significantly a fresh application would be required and assessed on its merits.

Highways
No objections have been raised to the proposed uses in highway terms. The number of vehicle movements would be limited to staff visiting the site on an occasional basis and one transporter a week. On the basis of the above there is no highways objection to a variation of one of the named users.

The details provided by the applicants indicate that the storage use would predominate, with few vehicle movements involved. In light of the above, the LPA raises no objection to the amendment of condition 2 of 98/67128/T.

The previous use related to the storage of exhibition equipment. This was moved into and out of the site on most days although there may have been periods (1 week or so) of inactivity. No permanent staff were on site. On the basis of this level of activity, the proposed new use would fall into a similar category of idle storage.

Recomendation : Approval: ☑ [redacted] ☐
(tick appropriate box)

Application Number VAR/2000/1776
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
(1)			~~[illegible]~~ The use hereby approved shall be carried on only by Mr. Ian Lea & Leg Designs Mr. Phil Spinks of Exhibition Machines and ~~[illegible]~~ Henley Heritage.

RECORD OF SITE VISIT

SITE ADDRESS: Unit 2 White Hill Farm Remenham Church Lane Remenham .

APPLICATION NUMBER: VAR/2000/1776

OFFICER: Heather Morgan

DATE OF SITE VISIT: 11/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES Entrance onto Remenham Church Lane

2. DESCRIPTION OF SURROUNDINGS Agricultural Green Belt

3. DESCRIPTION OF SITE/BUILDING 4 large agricultural barns. Used for storage of goods. 2 open on SW. Some outside mtr storage in front of units 2 & 3 Mainly full heights. Some minor mezzanine storage

4. RELATIONSHIP TO ADJOINING PROPERTIES N/A

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

Applicationo	Name & Address
Var/2000/1776	S Till Remenham Place Remenham Hill Henley Oxon RG9 3EU

App approved,
Letter sent 06/09/00

Received by Wokingham District Council

Application No: VAR/2000/1776

Proposal:
Proposed variation to condition 2 of consent 98/67128/T to remove restriction of named user.

Location:
Unit 2 White Hill Farm, Remenham Church Lane, Remenham, .

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/07/2000. 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

27 June 2000

Tel: (0118) 974 6446

Date: 18/8/00

My ref: VAR/2000/1776

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: VAR/2000/1776
Unit 2 White Hill Farm, Remenham Church Lane, Remenham, .
Proposed variation to condition 2 of consent 98/67128/T to remove restriction of named user.

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 29/8/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **VAR/2000/1776**
Unit 2 White Hill Farm, Remenham Church Lane, Remenham, .
Proposed variation to condition 2 of consent 98/67128/T to remove restriction of named user.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

* Please note: the application has been amended and reconsulted on, on the basis of amendment to change a named user and not to remove the restriction.

Tel: (0118) 974 6446

Date: 18/5/00

My ref: VAR/2000/1776

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 S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: VAR/2000/1776
Unit 2 White Hill Farm, Remenham Church Lane, Remenham, .
Proposed variation to condition 2 of consent 98/67128/T to remove restriction of named user..

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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

John Mitchell
Development Control Manager

* Please note: the application has been amended and reconsulted on, on the basis of an amendment to change a named user and not to remove the restriction.

FÒEÚÖÚÙ BÆÒÍÂÇ [ÊÊß]

PLANNING SERVICES 32130
POL
DC
APP
CS
24 JUL 2000
COPIES TO:
ACK:
FILE:

Page 2

Application VAR/2000/1776
White Hill Farm [Remenham top farm]

There seems to be some ambiguity as to the purpose of this application.

If the application is for a new named tenant - the Parish Council does not object to the application, provided that other constraints such as the volume of vehicles using the site remains at present levels.

If the application is to remove clause 2, [i.e. the need to control the use of the site to named tenants] then the Council does object to the application, as it feels that there need to be close control over the use of this site to retain the present character of the area.

Yours sincerely

Francis Burley
Clerk to Remenham Parish Council

END of FAX

TO: DEVELOPMENT CONTROL
Heather Morgan

FROM: Environmental Design

DATE: 28th July 2000

Location: Unit 2 White Hill Farm, Remenham Church Lane, Remenham.

Proposal: Proposed variation to condition 2 of consent 98/67128/T to remove restriction of named user.

Application Number: VAR/2000/1776

In response to your consultation dated 27th June 2000 for the above application, the landscape comment is as follows:

The site was locked and it was not possible to gain access.
However it is clear that the site is screened from public view. It would seem that the variation has no impact on the previous landscape comment on the original application.

Patricia Green

Patricia Green
Landscape Consultant

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 21 July, 2000
My ref. HPM/VAR/2000/1776
Your ref.

Ms. F. Brownfoot,
Hicks Baker,
John Adams House,
29 Castle Street,
Reading,
Berks. RG1 7SB.

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 Ms. Brownfoot,

PROPOSED VARIATION TO CONDITION 2 OF 98/67128/T
UNIT 2, WHITE HILL FARM, REMENHAM

I refer to the current application at the above site, and previous telephone conversations. Please could you confirm in writing that the intention is merely to amend condition 2 to delete Alan Barton and insert your client, Henley Heritage. I will need to reconsult on this basis once confirmation is received.

In order to assess whether the current use falls within the definition of idle storage I will need precise information on the number of visits from staff per week/month and how many would be involved in such a process. I would also appreciate some additional details on the previous occupier, which I would hope you could obtain from your client. It would be helpful to know the number of staff on site at any one time, the number od deliveries and how often the exhibition stands/equipment were taken out of storage.

I look forarwd to receipt of the above in the near future. I am on leave until 31 July but am available after that date should you wish to speak to me.

Yours sincerely,

HEATHER MORGAN
Senior Planning Officer

No. of employees in company?

left message
2017

Is there one person in charge of the c/l to do the maintenance who can be specified?

Details of traffic movements etc of previous occupier. 'idle' hours often were too exhibition stands moved etc

Duration to be confirmed in writing

5. **Conclusion** – The redevelopment of the site, as opposed to conversion, is reluctantly accepted by the Local Planning Authority. There is no objection to residential development in this locality. The new development, by reason of its bulk, increased width and loss of significant trees is considered to have an adverse impact on the amenity of the streetscene. The repositioning of the building further north would result in an unacceptable loss of light and sense of overdominance, on the residential amenity of No.62a Finchampstead Road. No objection has been raised in respect of highway safety. No contributions have been made to ameliorate the impact of the development on the services, amenities and infrastructure of Wokingham.

6. **Recommendation** – REFUSAL, for the following reasons:

1. The scheme, by reason of its bulk and width with the consequential loss of significant trees would have a detrimental impact on the visual amenity of the streetscene. As such, the proposal is contrary to Policy EN1 of the Berkshire Structure Plan; Policies SBE1 and SBE2 of the South East Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
2. The scheme, by reason of its siting would have a detrimental impact on the residential amenity of adjoining occupiers by reason of loss of light and overdominance. As such, the proposal is contrary to Policy SBE2 and SBE5 of the South East Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
3. The proposal does not adequately address service, amenity and infrastructure requirements as set out in Supplementary Planning Guidance adopted by the Local Planning Authority. As such, the proposal does not meet the requirements of Policy LD6 of the Berkshire Structure Plan; Policy SPS1 of the South East Area Local Plan and Policy WOS4 and WR7 of the Wokingham District Local Plan (Deposit Draft) as modified.

Heather Morgan

Tel. Con 19/7

Spoke to the agent.
Application form states a variation is being sought.
Letter refers to removal. This is incorrect.

Applying to delete reference to Alan Barton and replace with Henley Heritage.

Will need this confirmed in writing

Left message for Remembrance PC and R. Brown.

WOKINGHAM DISTRICT COUNCIL

To HEATHER

Date WED. Time 13.20

WHILE YOU WERE OUT

Name HAROLD SANDERS

Of

Phone No. Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE I AM [redacted] MEETING EDG GRIFFITHS. ON FRI. NEXT AT 11.30 AM.

Signed

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan **Date:** 27 June 2000

Application Number: VAR/2000/1776

Proposal: Proposed variation to condition 2 of consent 98/67128/T to remove restriction of named user.

Parish: REMENHAM PARISH

Site Address:
Unit 2 White Hill Farm, Remenham Church Lane, Remenham, .

Applicant:
T Copas Families Settllement C/O Hicks Baker.

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

✓ below as applicable;

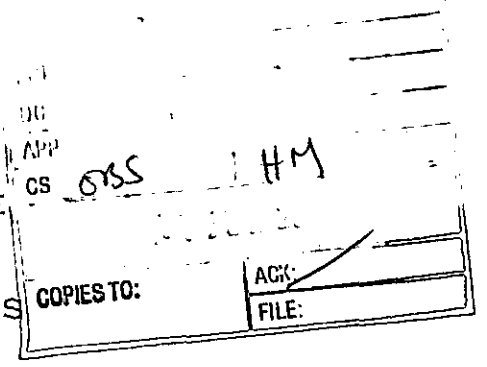
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Highways has no comments.

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

19/07/00

REMENHAM PLACE
REMENHAM HILL
HENLEY ON THAMES
OXON
RG9 3EU



10 July 2000

John Mitchell
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Mr Morgan

Re: **Application No. VAR/2000/1776 Your Ref: Heather Morgan VAR/2000/1776**

As the occupiers and owners of Remenham Place and Remenham Place Stables, which are in very close proximity to Unit 2 White Hill Farm, we would not want to make any objection to the proposal to use the site as storage for antique and valuable cars providing the following, specific reassurances were obtained:

1. That the transporter delivering or retrieving the cars only visits the site approximately once a week (which I believe is the intention) and then only during normal working hours,

2. That the site isn't open to the general public, in any shape or form, for viewing or retail purposes.

3. That there is no external signage.

4. That petrol or fuel is not stored on the premises (except, obviously, for any held within each car).

I hope this is clear. Please don't hesitate to contact me if you require any clarification.

Yours sincerely

Stewart Till

Remenham Parish Council



Please reply to:

Francis Burley
Parish Clerk
Stablehouse Barn
Remenham Hill
Henley on Thames
OXON RG9 3HN

☎ *01491 578859*
01491 578270
FrancisAB@aol.com

Heather Morgan
Development Control Dept
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

10 July, 2000

Dear Ms Morgan,

Planning Applications Remenham Parish

Thank you for our telephone conversation this morning - it was most helpful.
This letter summarises the council's view on the following applications:

Yewgate App F/2000/1703

The extension was too far big for the existing house, it was clearly well over 40% of the existing, and so contrary to local greenbelt policy. The proposal was out of keeping with the area of special character. The Council agreed to strongly oppose the application as the size of the extension was inappropriate for a perfectly normal house.

Upper Remenham Farm Barns VAR2000/1776

The council resolved to ask WDC for an extension on this application and to have a copy of the accompanying letter which was not supplied. Concerns were raised on the increased movement of traffic and possible maintenance of cars on the site.

Leander Club Parking F2000/1712

The council's view was that the increase in parking was an encroachment on the green belt, and the use of parking should be limited to those attending the Leander club to avoid 'commuter' parking for Henley. It was the local view that parking was originally limited to

Tel. Con. Nemen. P.C. 10/7

Confused about the applic^n. Seem to want to change the named user BUT applic^n is to remove the personal condition.

U'stand Copas aren't aiming to change from idle storage but concerned at the need to submit an applic^n.

Officer to speak to applicant to clarify the position.

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 20/6 Time 2.15

WHILE YOU WERE OUT

Name Brian Parker

Of

Phone No. 926 8636 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE 4 Oak Way, Woodley

Signed

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~25 MAY 2000~~ 16 JUN 2000

Officer: HM

Application No. ~~[illegible]~~ UAR/2000/1776

Map No. 8 Site 0216

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(V.) PROPOSED VARIATION TO CONDITION 2 OF CONSENT 98/67128/T TO REMOVE RESTRICTION OF NAMED USER

Romanham Church Lane -

Location: UNIT 2 WHITE HILL FARM

Parish: REMENHAM Ward: Remenham 27.6.2000

Applicant: T COPAS FAMILIES SETTLEMENT

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

Enforcement Section (3) 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	outline whole site? ✓	phoned 13/6	13/6
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Signed on behalf of agent not applicant. ✓	✓	13/6
4	Correct S 66 certificate	None	faxed 13/6	
5	Elevation plans			JUN
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 : 27.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS: (Green Belt)

.....

.....

NO pre-apps

.....

NEIGHBOURS:

S/N + White Lodge, Renenham Church Lane, Renenham
Renenham Place, off White Hill, Renenham
Renenham Place Stables, off White Hill, Renenham
Unit 2, White Hill Farm, Church Lane, "
Tower Lodge, Renenham Hill
Johns Cottage, Church Lane
Claves Cottage, Church Lane.

HICKS • BAKER

COMMERCIAL PROPERTY CONSULTANTS

'16 JUN 2000

Our Ref: FB/2723/amm

15 June 2000

16.JUN.2000* 1776

Mrs Hurst
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Hurst

UNIT 2 WHITE HILL FARM, UPPER REMENHAM FARM, REMENHAM

Further to our recent telephone conversation I have pleasure in enclosing the Section 66 certificate and I trust that the application can now be processed.

I look forward to receiving the planning notice to be displayed on site.

Yours sincerely

pp **FIONA BROWNFOOT ARICS**
HICKS BAKER

John Adams House, 29 Castle Street, Reading, Berkshire RG1 7SB
Telephone: 0118 959 6144 · Facsimile: 0118 959 5373
e.mail: hicksbaker@ msn.com

Partners: R. M. Hicks, FRICS, N. R. Baker, BSc (Hons) FRICS ACI Arb
G. M. R. Blagden, LLB ARICS, Fiona Brownfoot, ARICS ASVA

Chartered Surveyors
Incorporating the commercial business of Chancellors and Howard Son & Gooch

A DECADE OF ACHIEVEMENT

HICKS • BAKER
COMMERCIAL PROPERTY CONSULTANTS

16. JUN. 2000* 1776

Our Ref: FB/2723/amm

24 May 2000

Heather Morgan
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Morgan

Further to your letter of 3 May I have pleasure in returning a planning application form as requested.

In answer to Question 27 I would reiterate that it is intended to use the premises for the storage of classic cars and sports cars (possibly on two levels at some later point) and to undertake light maintenance of the vehicles which will include activities such as checking the water, oil, and tyre pressure on probably a rotating monthly basis. It is also anticipated that a transporter may deliver, collect or swap vehicles on a weekly basis. No staff will be located on site permanently.

I trust this provides you with all the information you need in order to remove condition two of planning consent 98/67128/T.

Can you please advise whether this will be dealt with under delegated powers or whether the matter will have to be referred to a planning committee.

I look forward to hearing from you.

Yours sincerely

FIONA BROWNFOOT ARICS
HICKS BAKER

Cc: Tom Copas The Copas Partnership

John Adams House, 29 Castle Street, Reading, Berkshire RG1 7SB
Telephone: 0118 959 6144 · Facsimile: 0118 959 5373
e.mail: hicksbaker@msn.com

Partners: R. M. Hicks, FRICS, N. R. Baker, BSc (Hons) FRICS
Associates: G. M. R. Blagden, LLB ARICS, Fiona Brownfoot, ARICS ASVA

Chartered Surveyors
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A DECADE OF ACHIEVEMENT

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

16.JUN.2000* 1776

1.	APPLICANT'S NAME	T A COPAS FAMILIES SETTLEMENT
	ADDRESS	KINGS COPPICE FARM GRUBWOOD LANE, COOKHAM
	POST CODE	SL6 9UB PHONE 01628 474678
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	HICKS BAKER
	ADDRESS	29 CASTLE ST., READING
	POST CODE	RG1 7SB PHONE 0118 959 6144
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	UNIT 2 WHITE HILL FARM CHURCH LANE, REMENHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		VARIATION TO A CONDITION
5. Give the area in hectares or part of a hectare	AREA OF SITE	
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	

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	98/67128/FT 2

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.

VACANT
PREVIOUS USE - INDUSTRIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

(YES)/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/(NO) — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

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

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system — YES/NO N/A

If no, please give details

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

OFF PUBLIC HIGHWAY
NO CHANGE PROPOSED

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.

£95

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF T.A. COPPAS ~~HICKS BAKER~~ DATE 24/5/2000

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				
[redacted]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION	480 sqm.	N/A	N/A	
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

[redacted] WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	AS EXISTING	
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.
— See covering letter

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
— HENLEY HERITAGE, READING RD HENLEY
b) Will these premises be vacated?
— NO

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
			NONE

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
— NO
If so, state this material, the quantity and method of storage.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1933

ADDRESS REMENHAM TOP FARM REMENHAM CHURCH LANE PARISH REMENHAM

PLOT No.

ORD. SHEET No. SU. 7283 (5)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1067/57	MR. N. BULL	O/L AGR. DEV.	4.3.58	Re
96/63475/TKM.	COPAS BROS.	C/O/USE OF AGR. BUILDINGS TO STORAGE	NAS 19.11.96	CA
97/67128/T	"	CONT. USE OF AGR. BLDGS FOR STORAGE	30.12.98	TP

MINISTRY DECISION

SPECIAL ORDERS AGREEMENT SIGNED - 29.8.97 - RE 96/63475/TKM.

1789/a

SECTION 66 CERTIFICATE

Application No.

16 JUN 2000* 1776

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

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . The Copas Partnership . . . . . .

Date . . . . 13.06.2000 . . . . . .

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

BROS.
nt Farm
e
n
e. SL8 9EE
628) 529595

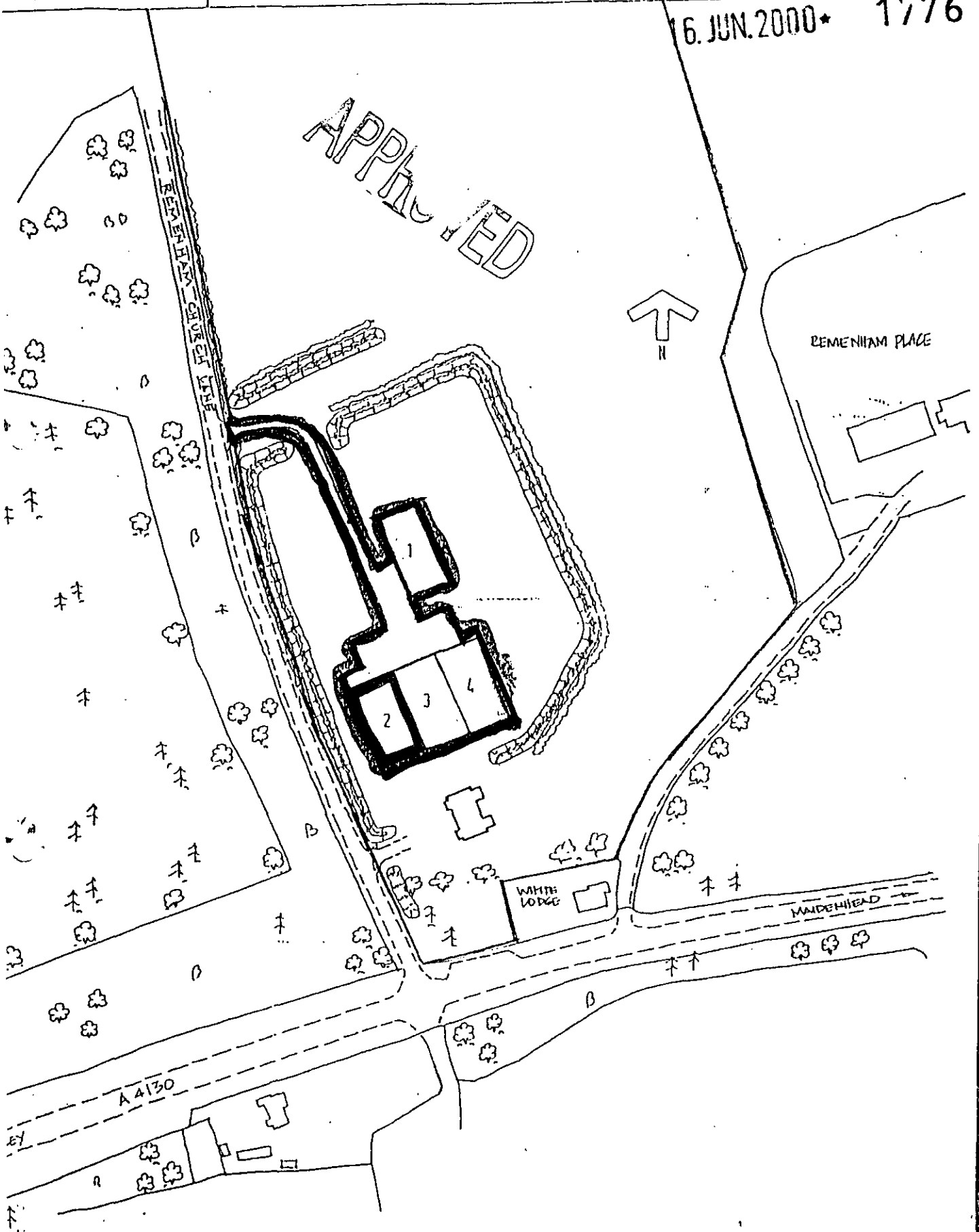
Title
REMENHAM TOP FARM
REMENHAM
BERKS

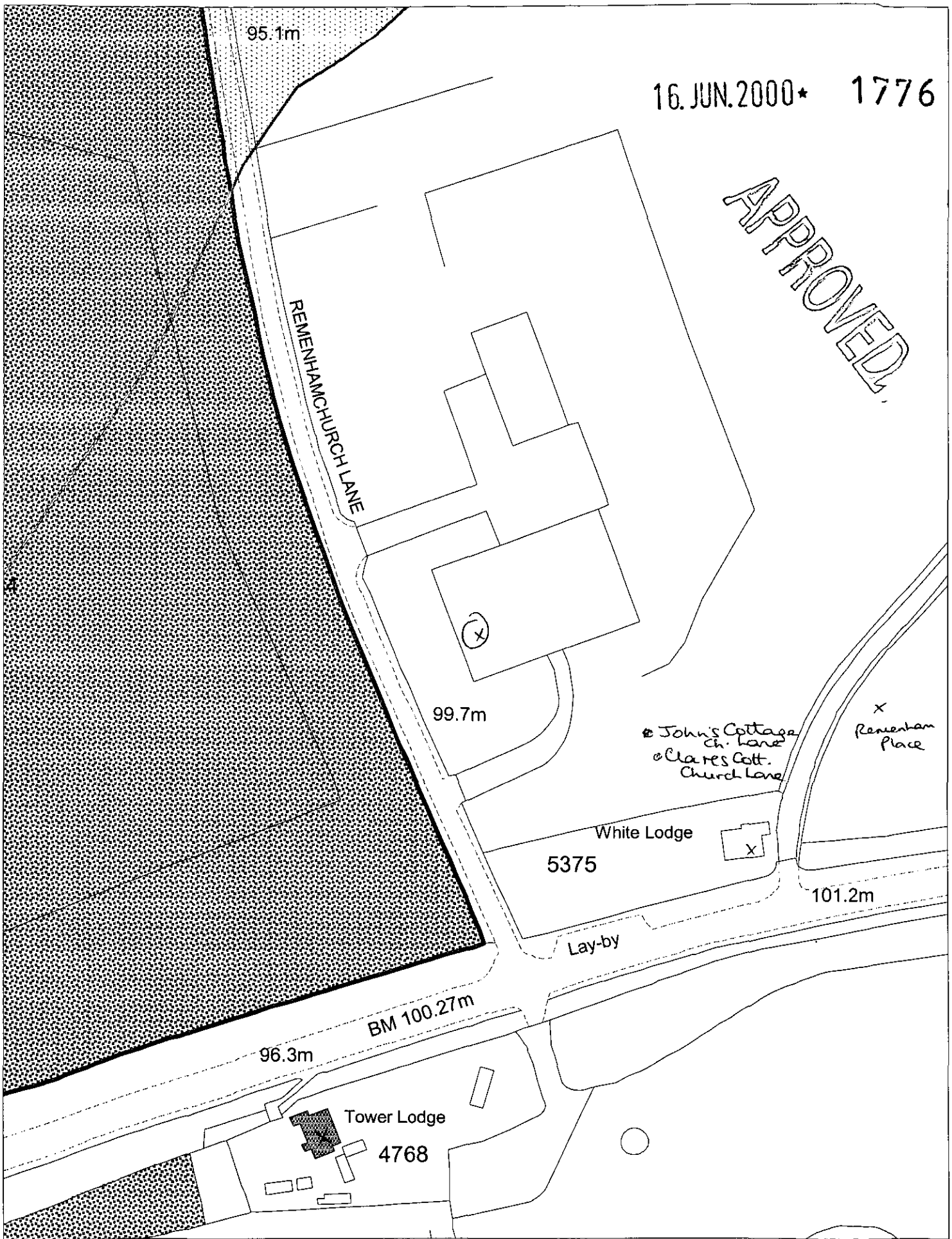
1:1250

Date	Drawn by
Oct 1995	JM
Drg. No. 01	Rev.

16. JUN. 2000* 1776

APPROVED





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Development Control Section, Environmental Services, Wokingham District Council.

1 June 2000

Scale: 1 : 1250

N W E S