APPLICATION NO:
AG/2002/7673

LOCATION:
Bell Farm Bell Foundry Lane, Wokingham.

APPLICANT:
Mr S Bovington C/O Robin Bradbeer Ltd

PROPOSAL:
Application for prior approval on the erection of a general purpose agricultural building.

EARLIEST DATE FOR DECISION: **17/10/2002**

APPLICATION WILL HAVE EXPIRED ON:
24/10/2002

CASE OFFICER: **Elaine Vashi**

R/A/I/L/E/X
Marbleboard

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

62582 + FAX

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

Our ref. RWB/122
Your ref. AG/2002/7673
25 October 2002

For the attention of Mrs Elaine Vashi

By fax to 0118 974 6484 and first class post

Dear Mrs Vashi

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 SCHEDULE 2 PART 6 "PRIOR NOTIFICATION" APPLICATION
SITE : BELL FARM BELL FOUNDRY LANE WOKINGHAM
PROPOSAL : ERECTION OF GENERAL PURPOSE AGRICULTURAL BUILDING

I refer to your letter dated 26 September 2002.

Since you have neither notified us of your decision or agreed with us in writing to extend the determination period my client is entitled forthwith to commence the work applied for and he will be doing so.

Please acknowledge this letter.

Yours sincerely

ROBIN BRADBEER BA (Hons) Chartered Town Planner

122bf.5

Steepways Farm
Nether Lypiatt
Stroud
Glos. GL6 7LS
Phone: 01453 889102
Fax: 01453 889103
Email : planning@bradbeer.co.uk

Robin Bradbeer Limited

Fax

25 OCT 2002

To: ELAINE HARRIS **From:** Robin Bradbeer

Fax: 0118 974 6484. **Date:** 25/10/02

Pages: 2. **CC:**

Re: AG/2002/7673

☑ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply**

Comments:

LETTER ATTACHED

IF YOU DO NOT RECEIVE A CLEAR TRANSMISSION, OR ANY OF THE SHEETS ARE MISSING RING 01453 889102
This fax is intended for the named addressee only. It contains information that may be confidential and which may also be privileged. Unless you are the named addressee you may neither copy nor use nor disclose it to anyone else. If you have received it in error please notify us immediately so that we can arrange for its return. Thank you.
Registered in England Number: 3372202

01453 889103

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

62582
REV
2002

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

Our ref. RWB/122
Your ref. AG/2002/7673
25 October 2002

For the attention of Mrs Elaine Vashi

By fax to 0118 974 6484 and first class post

Dear Mrs Vashi

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 SCHEDULE 2 PART 6 "PRIOR NOTIFICATION" APPLICATION
SITE : BELL FARM BELL FOUNDRY LANE WOKINGHAM
PROPOSAL : ERECTION OF GENERAL PURPOSE AGRICULTURAL BUILDING

I refer to your letter dated 26 September 2002.

Since you have neither notified us of your decision or agreed with us in writing to extend the determination period my client is entitled forthwith to commence the work applied for and he will be doing so.

Please acknowledge this letter.

Yours sincerely

ROBIN BRADBEER BA (Hons) Chartered Town Planner

122M5

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

NOV 2002
ACK
FILE

Case officer: Elaine Vashi

Application Number: AG/2002/7673

Proposal: Application for prior approval on the erection of a general purpose agricultural building.

Site Address: Bell Farm, Bell Foundry Lane, Wokingham

Applicant: Mr S Bovington C/O Robin Bradbeer

Your observations are required in respect of this application **by 17/10/02**

At its meeting on 19 November 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 20/11/02

CLERK TO Wokingham Town Council

Robin Bradbeer Limited

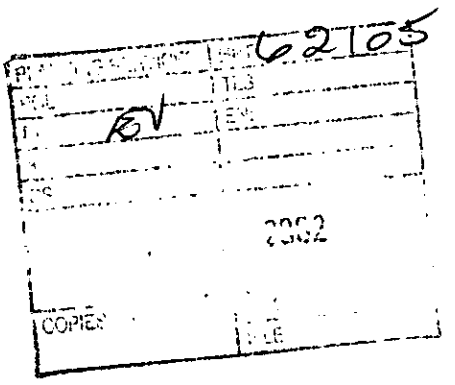
Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk



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

Our ref. RWB/122
Your ref. AG/2002/7673
12 October 2002

For the attention of Mrs Elaine Vashi

Dear Mrs Vashi

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 SCHEDULE 2 PART 6 "PRIOR NOTIFICATION" APPLICATION
SITE : BELL FARM BELL FOUNDRY LANE WOKINGHAM
PROPOSAL : ERECTION OF GENERAL PURPOSE AGRICULTURAL BUILDING

Further to our telephone conversation on 11 October I am able to confirm that the min. 6.0m wide buffer adjacent to the watercourse on the north side of the proposed building is measured from the top of the bank.

Yours sincerely

ROBIN BRADBEER BA (Hons) Chartered Town Planner

122bf.4

WORK SHEET FOR : Elaine Vashi

Application Number : AG/2002/7673

Applicant : Mr S Bovington C/O Robin Bradbeer Ltd.

Location : Bell Farm, Bell Foundry Lane, , Wokingham.
Proposal : Application for prior approval on the erection of a general purpose agricultural building.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 26/09/2002

Earliest Date for Decision : 17/10/2002

Latest Consultation Date/Site Notice Expiry Date : 17/10/2002

This application will have expired on: 24/10/2002. 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 :

Planning Issues :

Tel. **(0118) 974 6451**

Date: 26 September 2002

Your Ref:

My Ref: **Elaine Vashi - AG/2002/7673**

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 S Bovington
C/O Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Glos
GL6 7LS

Dear Sir/Madam

Application Number: AG/2002/7673

Site Address: Bell Farm, Bell Foundry Lane, , Wokingham.

Proposal: Application for prior approval on the erection of a general purpose agricultural building..

Thank you for the above application, which has now been accepted along with the sum of £40 in fees.

If by the **24/10/2002** we have not notified you of our decision and you have not agreed with us in writing to extend the determination period you are entitled to commence with work applied for.

If you have any queries concerning your application contact your case officer, **Elaine Vashi,** on **(0118) 974 6451** quoting reference number **AG/2002/7673.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

Elaine Vashi

Development Control Officer

Application Number : AG/2002/7673	Map No :
Case Officer : Elaine Vashi	Site Area :
Valid Date :	Received Date: 26/09/2002

Level : Delegated Application

Description : Application for prior approval on the erection of a general purpose agricultural building.

Location : Bell Farm, Bell Foundry Lane, , Wokingham.

Parish : WK Ward : NOR

Applicant : Mr S Bovington C/O Robin Bradbeer Ltd.

Fee Required: £40 Fee Received: £40

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

.....

.....

① ADDRESS BELL FARM, BELL FOUNDRY LANE PARISH WOK E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 141	Bovingdon	Agricultural Imp Shed	10/11/49	app
TP 167	do	Store & calf pen	9/2/50	app
TP 443 3354	do	Erect bungalow	9/10/52	C/A
TP 965 3870	do	Erect house	14/7/55	app
TP 1348	Electricity Board	Overhead line	7/10/57	app
R/22/61	Bovingdon	Extension	8/6/61	app
O/62/72	do	Erect 3 dwellings	19/10/72	C/A
BR 12304	Mr S.H. Bovingdon } SEE	Agricultural	12.11.79	app N/A
12152	Mungdaladan Ltd } TWYFORD ROAD N of A329M.	" bld for stock yard. hay & straw storage	13.12.79	N/A CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

② BELL FARM E

ADDRESS BELL FOUNDRY LANE PARISH WOK.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 16163	Mr T Walker } SEE TWYFORD ROAD	4 Bedroom bungalow }	2.2.81	Ref N/A
14927	"	anland adjoing Bungalow garage on Land off Twyford Rd North A329M }	12 3 81	HA Ref.
42606	S.H. BOVINGDON RETRO	AGR. BLDGS. TO B2/B8	22.12.94	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

£40 paid EV

26 SEP 2002

AG/2002/7673

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

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

Our ref. RWB/122
23 September 2002

For the attention Mr Trevor Watson
Development Control Manager

Dear Mr Watkins

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 SCHEDULE 2 PART 6 "PRIOR NOTIFICATION" APPLICATION
SITE : BELL FARM BELL FOUNDRY LANE WOKINGHAM
PROPOSAL : ERECTION OF GENERAL PURPOSE AGRICULTURAL BUILDING

I attach a prior notification application under the Order in respect of the above proposal.

The application comprises the following documentation:

- The completed application form
- The following plans:
  122/02/1 location plan
  122/02/2 site plan/plan/elevations
- A Cheque in the sum of £40 in payment of the statutory fee

This proposed agricultural building has a floor area of 372m² and satisfies the criteria set out in the GPDO 1995, Schedule 2, Part 6. The farm formerly operated as an intensive pig unit comprising up to1000 pigs and incorporated a licensed swill business. Due to the ban of swill feed post FMD the farm has been forced to restructure and move out of pigs. The farm is now used as a beef fattening unit and is managed together with a holding near Thatcham which together accommodate 400 beef cattle. This building will contribute to that enterprise by providing a multi-purpose building to current welfare standards for use for overwintering of cattle, as a fodder store and an implement store.

Registered in England Number: 3372202

Should any additional details be required please do not hesitate to contact me.

Yours sincerely

ROBIN BRADBEER BA (Hons) Chartered Town Planner

Enc.

EV

THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, SCHEDULE 2, PARTS 6 & 7

Office use only	
Ref:	AG\2002\7673
Date rec:	26 SEP 2002
Date ackn:	26\09\02
28 day deadline:	24\10\02

Determination form

Please detach and read the Notes for Guidance before completing this form.

Do not start work until:
- the authority have notified you in writing that prior approval is not required; or
- you have received approval from the authority; or
- at least 28 days have elapsed from the date your form was received by the authority, and they have not notified you that prior approval is or is not required.

1. The site

i. Name and address of person(s) submitting this form.

Robin Bradbeer Limited
Planning & Development Consultancy

Steepways Farm, Nether Lypiatt, Stroud, Gloucestershire GL6 7LS

Telephone

01453 889102

ii. Name and address of farm and occupier (if different from i. above)

MR S BOVINGDON

BELL FARM BELL FOUNDRY LANE WOKINGHAM BERKSHIRE

Telephone

iii. What is the area of the agricultural unit? Agricultural unit means agricultural land which is occupied as a unit for the purposes of agriculture

15.8 hectares

iv. What is the area of the parcel of land where the development is to be located? (see note 3)

- [✓] 1 hectare or more
- [ ] less than 1 hectare but at least 0.4 hectare
- [ ] less than 0.4 hectare

v. What is the Ordnance Survey grid reference of the proposed development? SU 810701

vi. Does the proposed development affect an ancient monument, archaeological site, listed building; or is it within a site of special scientific interest or a local nature reserve? N Y or N

If Yes, please provide details

N.A.

2. The proposed building (please enclose a site plan and indicate whether a new building, extension or alteration is involved)

i. Type of building: GENERAL PURPOSE AGRICULTURAL BUILDING

ii. Dimensions

length	30.5	metres
breadth	12.2	metres
height to eaves	7.3	metres
height to ridge	9.1	metres

iii. Walls

materials	CONCRETE BLOCKWORK TO 1.8M PROFILED STEEL SHEETING ABOVE
external colour	GREEN

iv. Roof

materials	PROFILED STEEL SHEETING
external colour	GREEN

v. Has an agricultural building been constructed on this unit within the last two years? N Y or N

If Yes,

what is its overall ground area? _____ square metres

N.A.

what is its distance from the proposed new building? _____ metres

3. The proposed road (please enclose a site plan and indicate if a new road or alteration is involved)

i. Dimensions

length _____ metres

width _____ metres

N.A.

ii. Surface materials

materials _____

colour _____

4. The proposed excavation/deposit of waste material from the farm (please enclose a site plan)

i. What is the area of the proposed works? _____ hectares

ii. Please provide details of the works

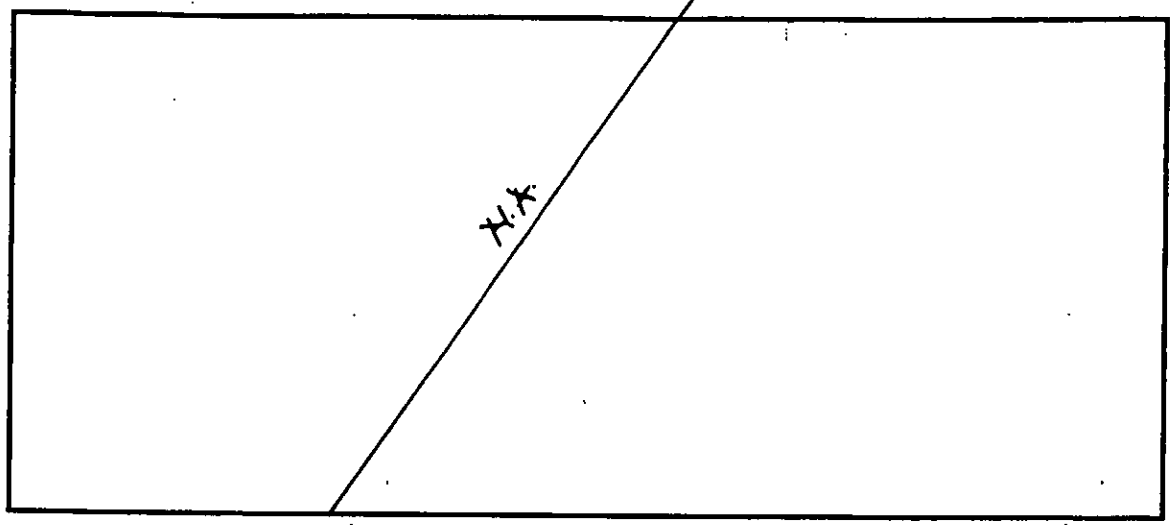
N.A.

iii. Have previous excavations or waste deposits been carried out? (see note 7) _____ Y or N

If Yes, please give the area of the previous works _____ hectares

5. THE PROPOSED FISH TANK (CAGE) (PLEASE ENCLOSE A SITE PLAN)

i) PLEASE PROVIDE DETAILS, INCLUDING DIMENSIONS, MATERIALS AND APPEARANCE.



6. **FEE**

PLEASE ENSURE THAT YOU HAVE INCLUDED YOUR FEE OF £40
IF DEVELOPMENT FALLS WITHIN SECTIONS 2 OR 3 OF THIS FORM.

7. **SIGNATURE**

SIGNED _____

NAME (block capitals) ROBIN BRADBEER

DATE 23rd SEPTEMBER 2002

J:AGRIG.DOC