SYSTEMS LTD
SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-8181

APPLICATION NO:
F/2001/4063

LOCATION:
Oakley Farm Pound Lane, Hurst Reading.

APPLICANT:
Mr B Barrett C/O Barrett Ceilings Ltd (Peter Cummings)

PROPOSAL:
Proposed single storey conservatory extension to B1 offices to provide meeting room.

EARLIEST DATE FOR DECISION: **28/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
19/07/2001

CASE OFFICER: **Martin Durkan**

APPROVED

D6

487

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Peter Cumming
C/O Barrett Ceilings Ltd
Unit 6
The Business Centre
Molly Millars Lane
Wokingham
Berkshire RG41 2QZ

Application Number: F/2001/4063

Parish: **HURST**

Location: **Oakley Farm, Pound Lane, Hurst, Reading.**

Proposal: **Proposed single storey conservatory extension to B1 *offices to provide meeting room.***

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

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

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

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

Berkshire Structure Plan Policies LD3, C2 and BU1.
Loddon Area Local Plan Policies LTV2, LC15, LBE1, LBE2 and LE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC4, WBE1 and WRE4.

John Mitchell

John Mitchell
Development Control Manager
Date: 03/07/2001

Notice checked by: _____

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.

Finalised for Planning.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4063	M.D.
BUILDING CONTROL NUMBER	FP 2001/1645	
~~APPLICANT~~/AGENT	Barrett Ceilings Ltd.	
ADDRESS OF SITE	Oakley Farm, Pound Lane HURST	
DESCRIPTION OF PROPOSED WORK	S/S conservatory ext to BI offices to provide meeting room.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		OF/BP/01B
ELEVATIONS	See previous form	OB/GA/03 A
FLOOR PLANS		OB/GA/01A

I rang John Leach who said he would send in revised plans to BC.
Note to Andy Lees 25/7/01

	1ST CHECK	2ND CHECK
CEIVED		
ED	3/7/01	
ON		
BC DRAWINGS	Yes.	
RENCES ? DC - conservatory different from BC		
	25/7/01	

	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	25/7/01		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/4063

Applicant : Mr B Barrett C/O Barrett Ceilings Ltd (Peter Cummings).

Location : Oakley Farm, Pound Lane, Hurst, Reading.
Proposal : Proposed single storey conservatory extension to B1 offices to provide meeting room.

Site Notice Displayed ? : YES [ ] NO [✓] DATE 05/06/01 (RANG AGENT (MR CUMMING) 12/06/01. HE WILL ENSURE IT IS DISPLAYED. DISPLAY CONFIRMED BY APPLICANT IN WRITING 13/06/01.)

Date of Neighbour Notifications : .....

Date of Site Visit : 05/06/01

Date Registered : 24/05/2001

Earliest Date for Decision : 28/06/2001

Latest Consultation Date/Site Notice Expiry Date : 28/06/2001

This application will have expired on: 19/07/2001. 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) ST. NICHOLAS HURST P.C. - NO ADVERSE COMMENTS.
2) ENVIRONMENTAL HEALTH - NO OBJECTIONS.

Planning Issues :
SITE DESIGNATION
WDLP - COUNTRYSIDE (WCC1)
LALP - RURAL AREA (LTV2)
MAIN ISSUES
1. IMPACT ON THE CHARACTER AND APPEARANCE OF THE COUNTRYSIDE
2. IMPACT ON EMPLOYMENT DEVELOPMENT POLICIES.

Application Number: F/2001/4063

Appraisal:

1. Planning History

The recent planning history of the site is as follows:

1985 – Single-storey and two-storey extensions, replacement double garage and combined milking parlour GRANTED.

1991 – Change of use of redundant agricultural buildings to storage (B8) and offices (B1) and new access REFUSED.

1992 – Appeal ALLOWED.

2000 – Change of use of agricultural building to B1 office and two-stortey extension to form office space and toilets GRANTED.

2. Impact on the character and appearance of the countryside

The extension and gallery space permitted in 2000 represented an additional 61 square metres of office floor space in the development. The change of use that was permitted represented a further 30 square metres of office use.

This proposal is for a conservatory located in the south-east corner of the site to the rear of the building that has already been granted planning permission for office use. The conservatory would be used as a meeting room. It would not be seen from the public highway, although it would be visible from the open field and vegetable garden to the south of the site. Given the small scale of the structure in terms of its height and floorspace and its unobtrusiveness, it is not considered that it would have any adverse impact on the character or appearance of the countryside.

3. Impact on employment development policies

Policy LE2 of the Loddon Area Local Plan states that permission will only be granted in exceptional circumstances for new employment floorspace on sites which have an established business, industrial, distribution or storage use.

Policy WRE4 of the Wokingham District Local Plan states that:

"*On sites in existing employment use outside settlements the minor extension to buildings, limited infilling between buildings and redevelopment of the site will be acceptable where proposals: do not lead to an intensification of activity at the site; have no greater visual impact on the undeveloped character of the countryside than existing development;*
do not cover a larger area of the site than that occupied by existing authorised development;
do not cause detriment to the amenities of adjoining land uses and occupiers;
do not lead to objections under policy WT4 (Environment Impacts of Traffic) or other transport policies of the plan;
do not result in an expansion or consolidation of 'bad neighbour' premises."

The proposed development is considered to conform to these criteria and would therefore not conflict with employment development policies.

It is concluded that there are no planning objections to the proposal and consequently it is recommended that permission should be granted.

Recommendation: Approval. ✓ ~~Refusal~~

Application Number: F/2001/4063

Conditions/Reasons

No	Std Con	Std Reas	Non Std Conditions/Reasons
1	C001	R001	-

Informative for Approvals

N16

Loddon Area Local Plan Policies: LTV2, LC15, LBE1, LBE2 & LE2

Wokingham District Local Plan Policies: WOS2, WOS3, WCC1, WCC4, WBE1 & WRE4

Berkshire Structure Plan Policies: LD3, C2 & BU1

RECOMMENDATION AND CONDITIONS/REASONS AGREED:.....
(Development Control Manager)

Date:.....

RECORD OF SITE VISIT

SITE ADDRESS: Oakley Farm Pound Lane Hurst Reading.

APPLICATION NUMBER: F/2001/4063

OFFICER: Martin Durkan

DATE OF SITE VISIT: 05/06/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NOT ON DATE OF VISIT. TOO EARLY. RANG AGENT 12/06/01. HE WILL ENSURE IT IS DISPLAYED.

2. DESCRIPTION OF SURROUNDINGS

RURAL LOCATION. SCATTERED ~~FARMS~~ AND DWELLINGS. SOME COMMERCIAL USES.

3. DESCRIPTION OF SITE/BUILDING

FARMHOUSE AND FARM BUILDINGS INCLUDING BARN, STABLES AND GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO IMMEDIATELY ADJOINING PROPERTIES.

5. SITE CONSTRAINTS

TREES NONE ON APPLICATION SITE

ACCESS/PARKING EXISTING ACCESS AND PARKING

LEVELS EVEN

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6229

Date: 19 June 2001

My ref: F/2001/4063

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/2001/4063
Oakley Farm, Pound Lane, Hurst, Reading.
Proposed single storey conservatory extension to B1 offices to provide meeting room.

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 **Martin Durkan** on **(0118) 974 6229**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 29 June 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/4063**
Oakley Farm, Pound Lane, Hurst, Reading.
Proposed single storey conservatory extension to B1 offices to provide meeting room.

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.

Received by Wokingham District Council

Application No: F/2001/4063

Proposal:
Proposed single storey conservatory extension to B1 offices to provide meeting room.

Location:
Oakley Farm, Pound Lane, Hurst, Reading.

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 Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/06/2001. 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

04 June 2001

BARRETT CEILINGS LTD

Design ∘ Manufacture ∘ Installation

Unit 6, The Business Centre,
Molly Millars Lane, Wokingham
Berkshire.
RG41 2QZ

Tel: 0118 977 1755
Fax: 0118 977 2305
E-mail: info@bcl.uk.net
Web: www.bcl.org.uk

e.mail: chrissie@bcl.uk.net
WDC.01.Durkan.June.01

PLANNING SERVICES | HPT
DC | TLS
APP | SNF 44527
GS
15 JUN 2001
COPIES TO: | ACK:
FILE:

For the Attention of Mr. Martin Durkan
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 155
Shute End
Wokingham
Berkshire RG40 1WW

13th June 2001

Dear Sirs,

Re: Application F/2001/4063
Single Storey Conservatory Extension to Offices at Oakley Farm

With regard to the above Application, I should be grateful if you would, with immediate effect, send all future correspondence to the writer at the address noted at the top of this letter.

Any copies to the property owner, Mr. Brian Barrett, should still be sent to Oakley Farm.

Please note that the telephone and fax numbers remain unchanged.

Thank you for your co-operation and assistance.

Yours Faithfully,

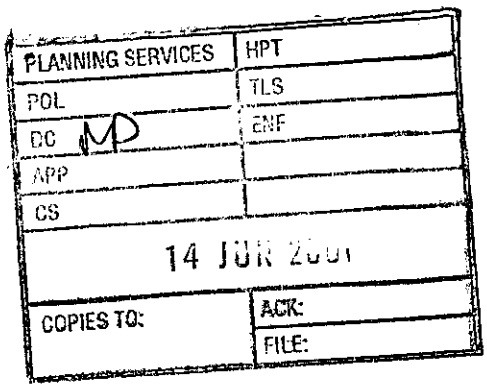
P.C.H. Cumming

CHILLED CEILINGS ASSOCIATION

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

12th June, 2001



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

For the attention of Martin Durkan

Dear Mr. Durkan,

Application No. F/2001/4063

I refer to the above-mentioned Application by Mr. B. Barrett of Oakley Farm, Pound Lane Hurst; proposed single storey conservatory extension to B1 offices to provide meeting room.

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

Yours sincerely,

Clerk

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Public Protection Division
Environmental Services

My Ref: JRM/PA/20011559
Ext: 6395

To: Martin Durkan
Planning

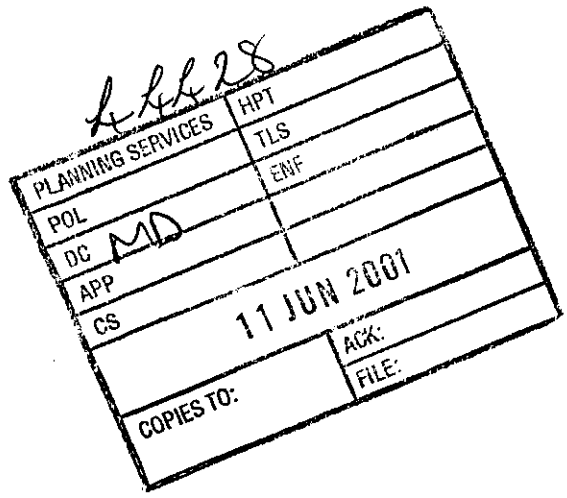
Your Ref:

Date: 11 June 2001

APPLICATION NO. F/2001/4063
PROPOSAL: PROPOSED SINGLE STOREY CONSERVATORY EXTENSION TO B1 OFFICES TO PROVIDE MEETING ROOM
SITE ADDRESS: OAKLEY FARM POUND LANE HURST

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

John Mullaney



BARRETT CEILINGS LTD

Design ∘ Manufacture ∘ Installation

Unit 6, The Business Centre,
Molly Millars Lane, Wokingham
Berkshire.
RG41 2QZ

Tel: 0118 977 1755
Fax: 0118 977 2305
E-mail: info@bcl.uk.net
Web: www.bcl.org.uk

PLANNING SERVICES
POL LS
DC WDC ENF 44576
APP
CS
15 JUN 2001
COPIES TO: ACK:
FILE:

e.mail: chrissie@bcl.uk.net
WDC.02.Durkan.June.01

For the Attention of Mr. Martin Durkan
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 155
Shute End
Wokingham
Berkshire RG40 1WW

13th June 2001

Dear Sirs,

Re: Application F/2001/4063
Single Storey Conservatory Extension to Offices at Oakley Farm

Thank you for your call yesterday regarding display of the Planning Application Notice for the above.

I have since spoken to Brian Barrett who has confirmed that it has been posted and your confirmation card returned.

Thank you for your assistance.

Yours sincerely,

P.C.H. Cumming

CHILLED CEILINGS CCA ASSOCIATION

(1)

BARRETT CEILINGS LTD
42 MARKET PLACE
WOKINGHAM
BERKSHIRE
RG40 1AT

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CB |
11 MAY 2001
COPIED TO: | ACK:
FILE:

FACSIMILE TRANSMITTAL SHEET

TO: Mrs Polnik (PLANNING SERVICES)
FROM: Peter Cumming
COMPANY: Wokingham District Council
DATE: 9TH MAY 2001
FAX NUMBER: 0118 974 6484
TOTAL NO. OF PAGES INCLUDING COVER: (6)
PHONE NUMBER:
SENDER'S REFERENCE NUMBER:
RE: Oakley Farm, Pound Lane
YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

Dear Mrs Polnik,

Re: Oakley Farm, Pound Lane, Hurst
Conservatory Extension to B1 Offices

Thank you for attempting to return my recent calls today, unfortunately my return call to you missed also. I am therefore faxing the following notes and will call again tomorrow.

Regards.

NFA – appln. received

Oakley Farm, Pound Lane, Hurst
Conservatory Extension to B1 Offices

I am grateful for your advice given during our conversation last week (1st May 2001) regarding the above proposal.

As agreed, we shall submit an application for Planning Permission, but will revise the proposal to take account of your comment; i.e. that you would prefer the South elevation of the conservatory facing on to one of the Oakley Farm fields, not to extend beyond the South (rear) elevation of the adjacent building which incorporates a garage and part of the office accommodation.

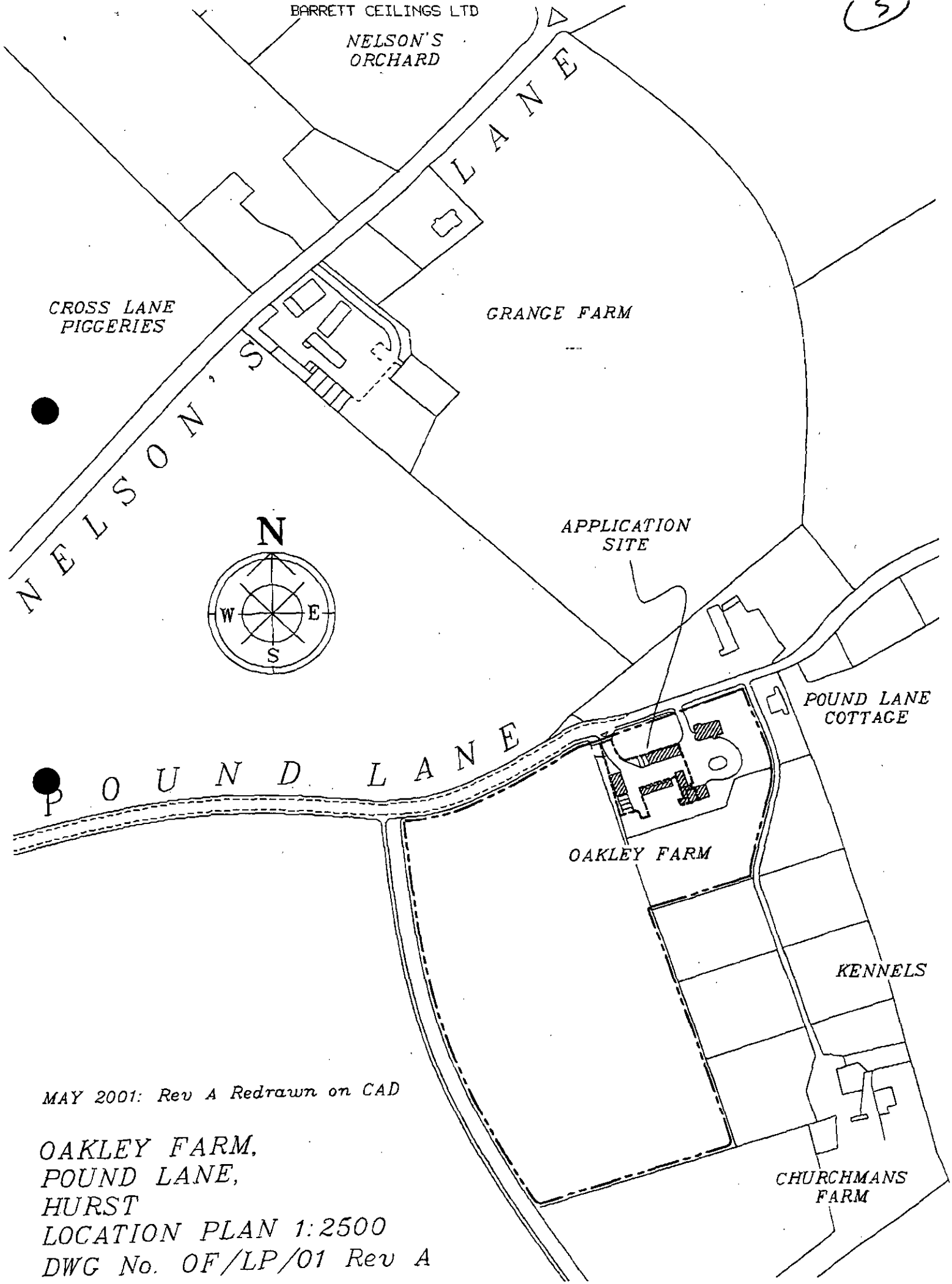
When you telephoned I did not have a copy of the layout to hand but subsequently reviewed it with your comment in mind. It is clear that relocating the South wall of the conservatory can be done, but it reduces the usable floor area significantly. To alleviate this I suggest that the main body of the conservatory be effectively rotated through 90 degrees, with the South wall pulled inboard of the garage block, thus enabling the conservatory to abut the garage block, and be flashed against it. The two roof pitches can be matched successfully, and the conservatory will be linked to the office entrance/toilet block by a narrow flat-roofed element as before

I attach a plan and elevations outlining the above proposal for your initial review, and hope to discuss this further with you tomorrow prior to a formal submission being made at the very earliest possible time.

Yours sincerely,

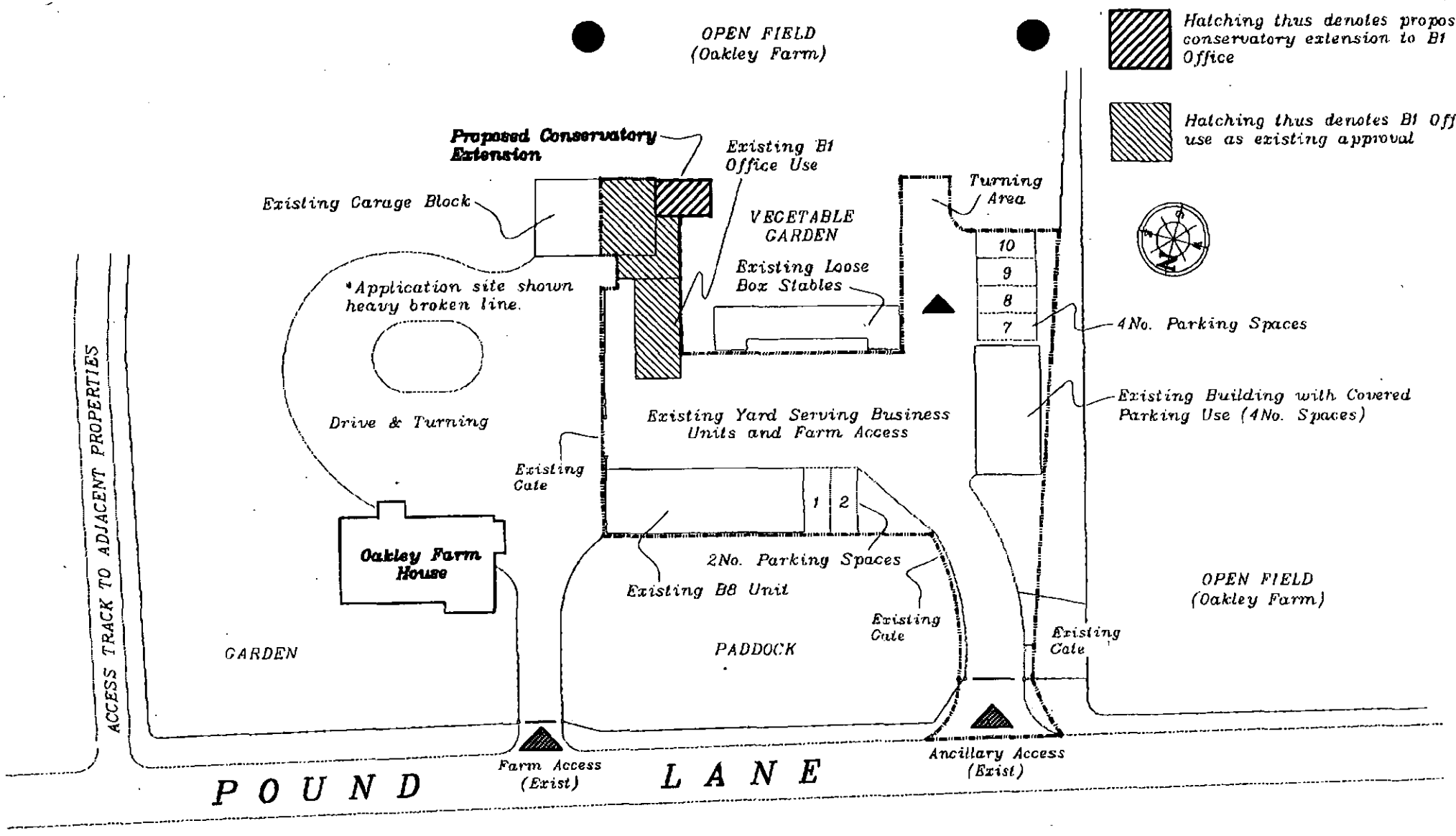
P.C.H. Cumming

Enc. Drawing No. OF/LP/01 (Rev A) – Location Plan
Drawing No. OF/BP/01 (Rev B) – Block Plan
Drawing No. OB/GA/01 (Rev A) – Ground Floor Layout
Drawing No. OB/GA/03 (Rev A) - Elevations



MAY 2001: Rev A Redrawn on CAD

OAKLEY FARM,
POUND LANE,
HURST
LOCATION PLAN 1:2500
DWG No. OF/LP/01 Rev A



MAY 2001: REV.B – PROPOSED CONSERVATORY EXTENSION ADDED

10/5/01 B

PROPOSED CONSERVATORY EXTENSION TO B1 OFFICE UNIT AT OAKLEY FARM, POUND LANE, HURST FOR B.BARRETT ESQ

Site Plan 1:500

Drawing No.: **OF/BP/01 (B)**

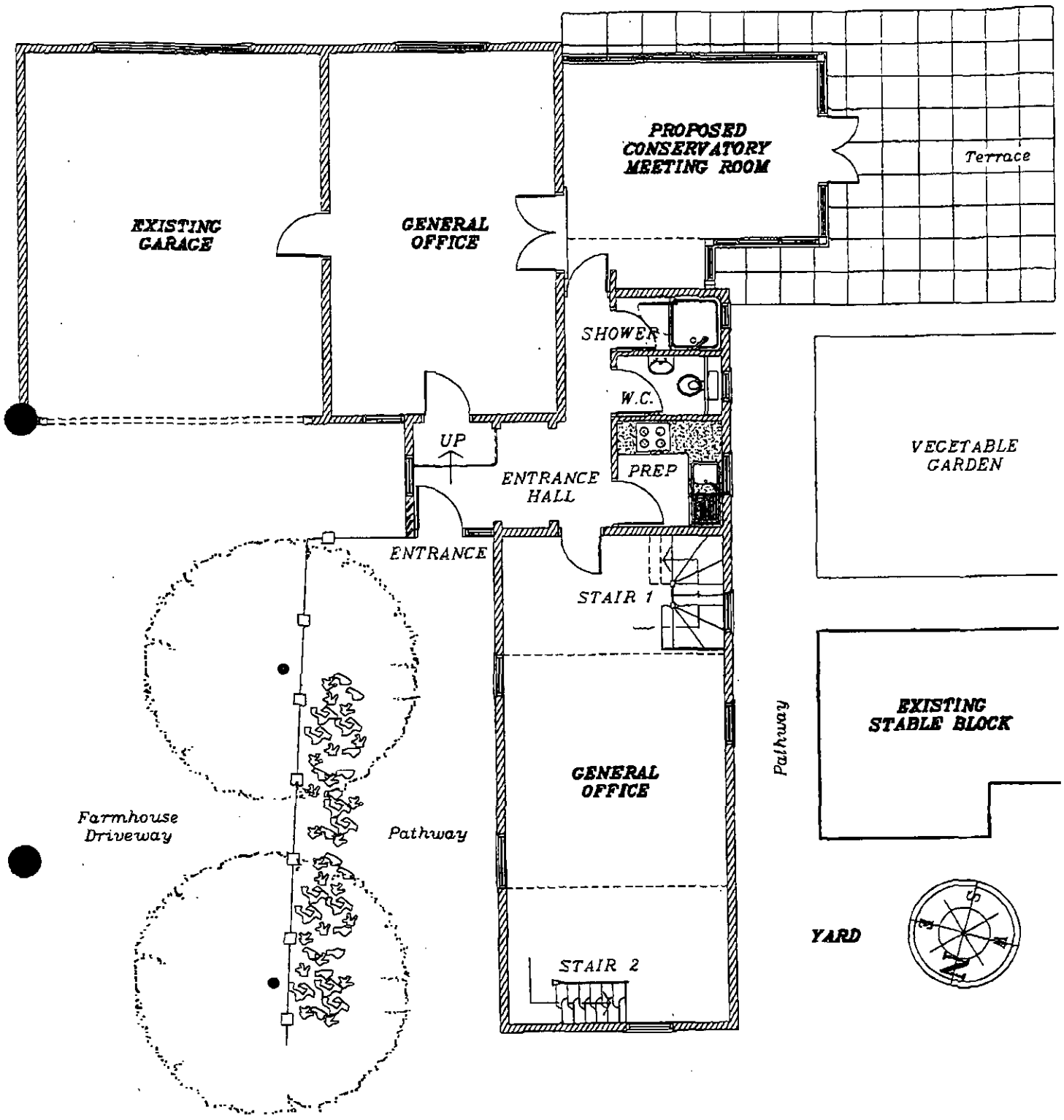
4

10.May. 2001 14:03 0118-977-2305 BARRETT CEILINGS LTD No.8636 P. 4/6

BARRETT CEILINGS LTD

EXISTING FIELD (OAKLEY FARM)

(5)



PROPOSED CONSERVATORY EXTENSION TO B1 OFFICE UNIT AT OAKLEY FARM, POUND LANE, HURST FOR B.BARRETT ESQ

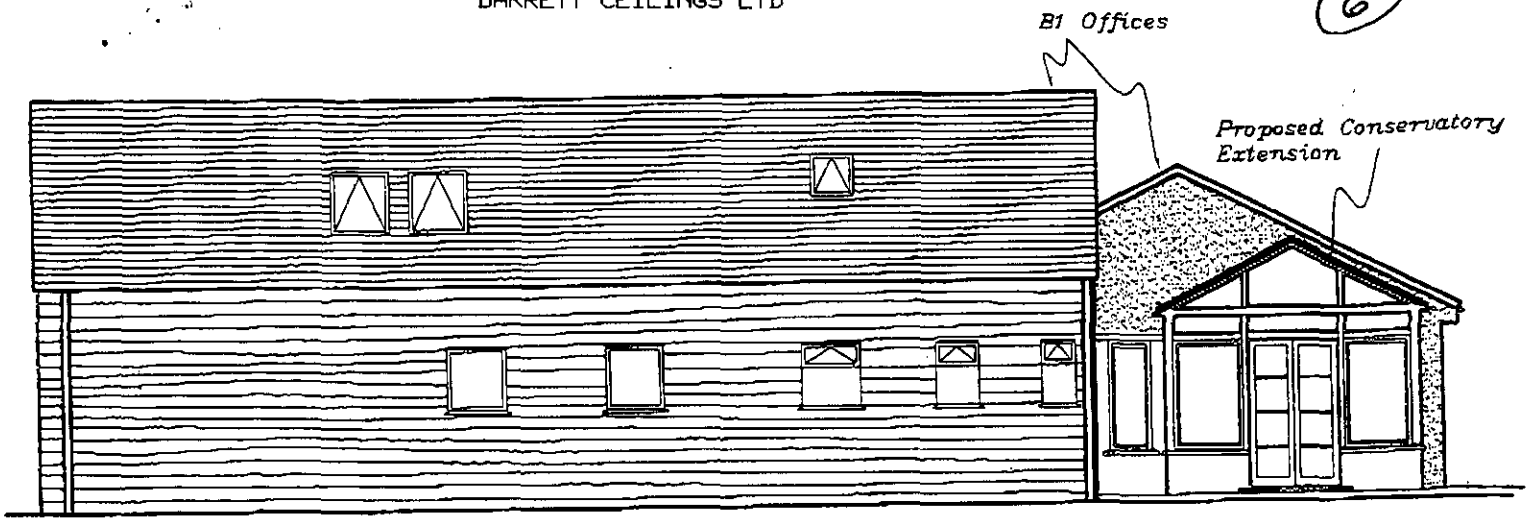
Ground Floor Layout As Proposed 1:100

Drawing No.: OB/GA/01 Rev A

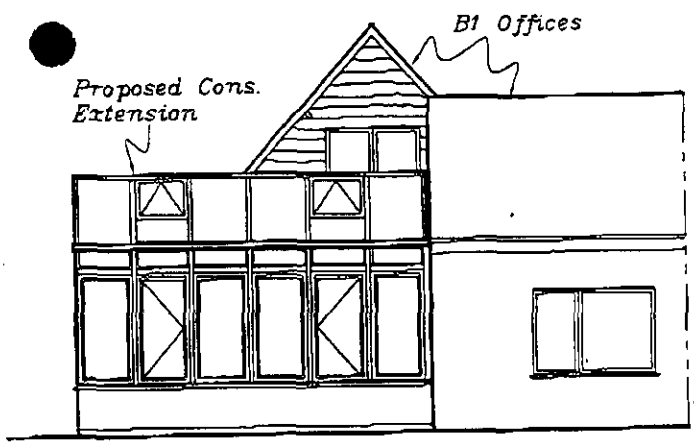
MAY 2001: REV A – CONSERVATORY ADDED

25/7/01

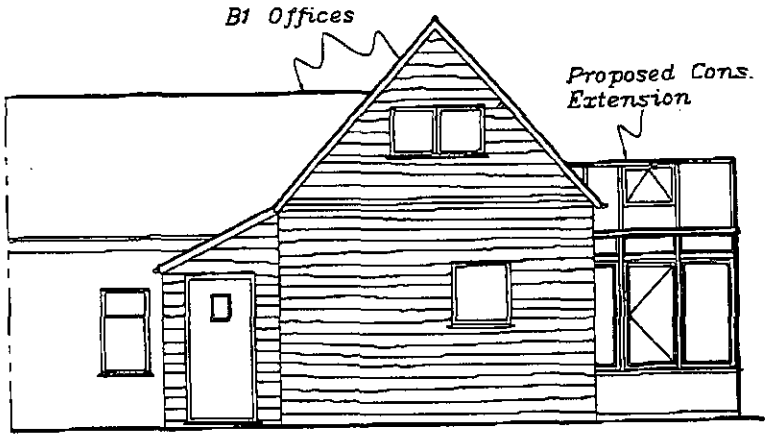
(6)



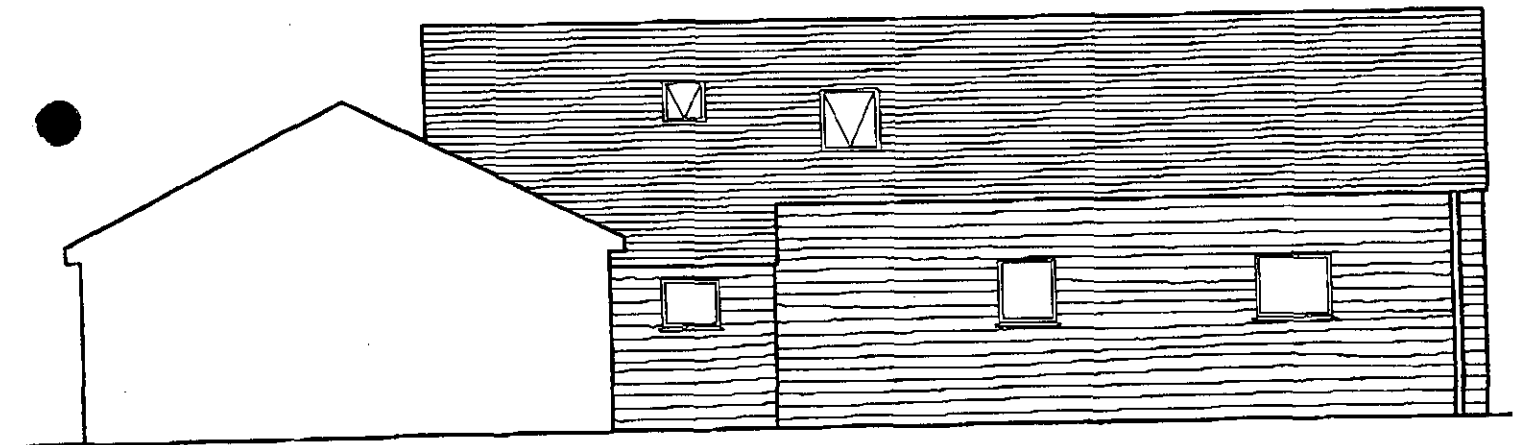
WEST ELEVATION – (to VEGETABLE GARDEN)



SOUTH ELEVATION – (to FIELD)



NORTH ELEVATION – (to YARD)



EAST ELEVATION – (to FARMHOUSE COURTYARD)

PROPOSED CONSERVATORY EXTENSION TO B1 OFFICE UNIT AT OAKLEY FARM, POUND LANE, HURST FOR B.BARRETT ESQ

Elevations As Proposed 1:100

Drawing No.: OB/GA/03 Rev A

MAY 2001: REV A – CONSERVATORY ADDED

25/5/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 MAY 2011	Map No. 49 Site 3.14
Officer: [redacted] MD	Application No. F/2011/4063
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY CONSERVATORY EXTENSION TO B1 OFFICES TO PROVIDE MEETING ROOM

Location: OAKLEY FARM POUND LANE

Parish: HURST Ward: Hurst. 4.6.013.

Applicant: MR B BARRETT

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.01.13 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ Blnse.....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: Rural Area.
No Pre Apps.

NEIGHBOURS:

Site notice + see map for neighbour notices

BARRETT CEILINGS LTD

42 Market Place, Wokingham, Berks. RG40 1AT
Tel: 0118 977 1755 Fax: 0118 977 2305
e-mail: chrissie@bcl.uk.net
WDC.02.doc.May.01

24.MAY2001* 4063

For the Attention of Mrs Polnik
Planning Department
Environmental Services
Wokingham District Council
PO Box 155
Shute End
Wokingham
Berkshire
RG40 1WW

21st May 2001

Dear Mrs Polnik,

Re: Oakley Farm, Pound Lane, Hurst
Conservatory Extension to B1 Offices
Your Ref: CD/FP2001/1645(0149)

Further to my fax to you dated 9th May regarding the above, and attaching drawings of the proposals, amended generally as discussed with you, I now enclose the application as required, on behalf of Brian Barrett. This following the letter from your Mrs Dodsworth dated 21st March 2001, and our subsequent conversation all in the same regard

Please find enclosed:-

a) 6 copies of the application form with Parts 1 and 2 completed, signed and dated.

b) A cheque covering the necessary application fee (£95.00 in respect of works not creating more than 40m of additional space).

c) 6 copies of the necessary drawings, including:

i) Location plan 1:2500 coloured red and blue as required. (Drawing OF/LP/01 Rev A).
ii) Block Plan 1:500 (Drawing OF/BP/01 Rev B).
iii) Floor layout 1:100 (Drawing OB/GA/01 Rev A).
iv) Elevations 1:100 (Drawing OB/GA/03 Rev A).

ISO 9001

CHILLED CEILINGS cca ASSOCIATION

d) Section 66 Certificate, duly completed.

I trust the enclosed is satisfactory but please contact me if you have any queries.

Yours sincerely,

P.C.H. Cumming
For and on behalf of Barrett Ceilings Ltd

c.c. B. Barrett

1789/a

SECTION 66 CERTIFICATE

Application No.

24.MAY2001* 4063

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 . . . . BRIAN BARRETT ESQ . . . . .

Date . . . . 21/5/01 . . . . . .

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

ADDRESS OAKLEY FARM POUND LANE PARISH HURST

PLOT No. ORD. SHEET No.

BUILDER ~~[illegible]~~ R/63/61 C/AO/183/64 Ref

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 9428	MR. G. CLARKE	S/STOREY EXTENSION	21.9.78	REF. & APP. N/A
09286	"	"	14.12.78	N/A REF.
14621	"	"	18.12.80	N/A CIA
BR 19692	"	BEDROOM EXTENSION	18.11.82	REF. N/A
18574	"	"	13.1.83	N/A CIA
22864	MR. B. BARRETT	S/SE. & 2/ST. EXTS. REPL.	30.1.85	N/A CIA
		ORIG. GARAGE & CONVERTED		
		MILKING PARLOUR		
24509	"	"	25.4.85	APP N/A
BR 24744	"	2/ST. EXT, ALTS. & REPAIRS	7.6.85	APP N/A
36355 W/DR.				
37573 APPEAL BARRETT CEILINGS LTD		REDUNDANT AGR. BLDGS. TO STORAGE (B8) & GARAGE (C1) NEW ACCESS	29.8.91	REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 37593 – APPEAL ALLOWED – PT 2.92

98/67991/F.

091074

1933

ADDRESS Oakley Farm POUND LANE PARISH HURST

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/1999/0149	Mr. B. BARRETT	Change of use of agricultural building to B1 office & 2 St. extension to form office space toilets	21.2.00	APP

MINISTRY DECISION

SPECIAL ORDERS P.D Enq - Agreement for 25M. LATTICE MAST - 7/12/99 - Compton Lacey

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

24.MAY2001* 4063

1.	APPLICANT'S NAME	BRIAN BARRETT
	ADDRESS	OAKLEY FARM, POUND LANE, HURST, BERKS.
	POST CODE	RG10 0RS PHONE 0118-934-0933.
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PETER CUMMINS C/O BARRETT CEILINGS LTD.
	ADDRESS	42 MARKET PLACE, WOKINGHAM BERKS.
	POST CODE	RG40 1AT PHONE 0118-977-1755
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	OAKLEY FARM, POUND LANE, HURST, BERKS.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONSERVATORY EXTENSION TO BI OFFICES TO PROVIDE PRINCIPAL MEETING ROOM.
5. Give the area in hectares or part of a hectare	AREA OF SITE	APPROX. 2.84 HA INCLUDING BI OFFICE SITE AND FARM.
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	(1) LOCATION PLAN OF/LP/01(REV.A) (2) BLOCK PLAN OF/BP/01(REV.B) (3) FLOOR LAYOUT OB/GA/01(REV.A) (4) ELEVATIONS OB/GA/03 (REV.A)

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 ?

N/A.

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.

PLOT OF ORIGINAL FARM CONSISTS OF 1769b A MIX OF AGRICULTURAL, WAREHOUSE (B8) AND OFFICE (B1)

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?
EXISTING HIGHWAY ABUTS SITE.
YES/NO X
If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? YES (BUT WELL AWAY FROM EXTENSION)
IF YES, ARE ANY TO BE FELLED? NO
YES/NO X
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.
CONSERVATORY: — WHITE PVCu FRAMEWORK, CLEAR GLAZED WINDOWS, POLYCARBONATE INSULATED ROOF, COARSE BOARDED LOW WALL TO MATCH ADJACENT BUILDING.

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.
ALL AS EXISTING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?
TO EXISTING FRESHWATER DITCH AS AGREED WITH WOKINGHAM BOROUGH COUNCIL.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system
YES/NO NO, FOUL SEWAGE ARISING FROM PROPOSAL (SURFACE ONLY)
If no, please give details

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

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

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 X
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 [signature] ON BEHALF OF B. BARRETT ESQ. DATE 21/5/01

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)	130 m²	NIL.	17 m²	NIL.
B1 (b)	RESEARCH AND DEVELOPMENT	~ ALL AS EXISTING/PREVIOUS			APPROVAL.
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				
OTHER	Please Specify				
	TOTAL	130 m²	/	17 m².	/

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

AS EXISTING APPROVAL

	Cars	Lorries
Existing	10	1
Proposed	NIL	NIL.

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.

EXTENSION TO PROVIDE PRINCIPAL MEETING ROOM FOR OFFICES.

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

(a) ANTICIPATE BARRETT CEILINGS LTD. 42 MARKET PLACE, WOKINGHAM, BERKS
(b) YES; LEASE EXPIRED.

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
1	11	NIL	12.

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

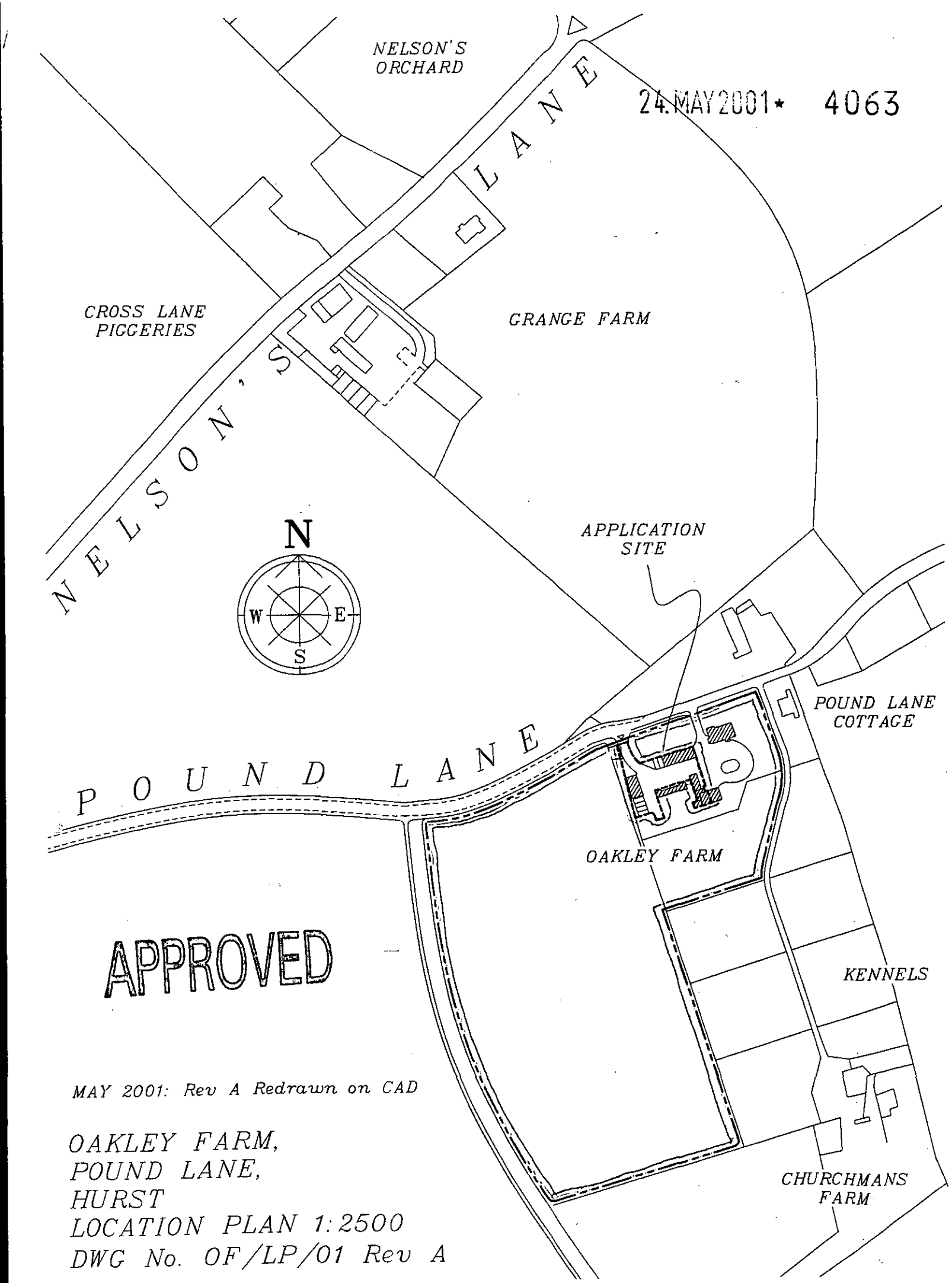
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

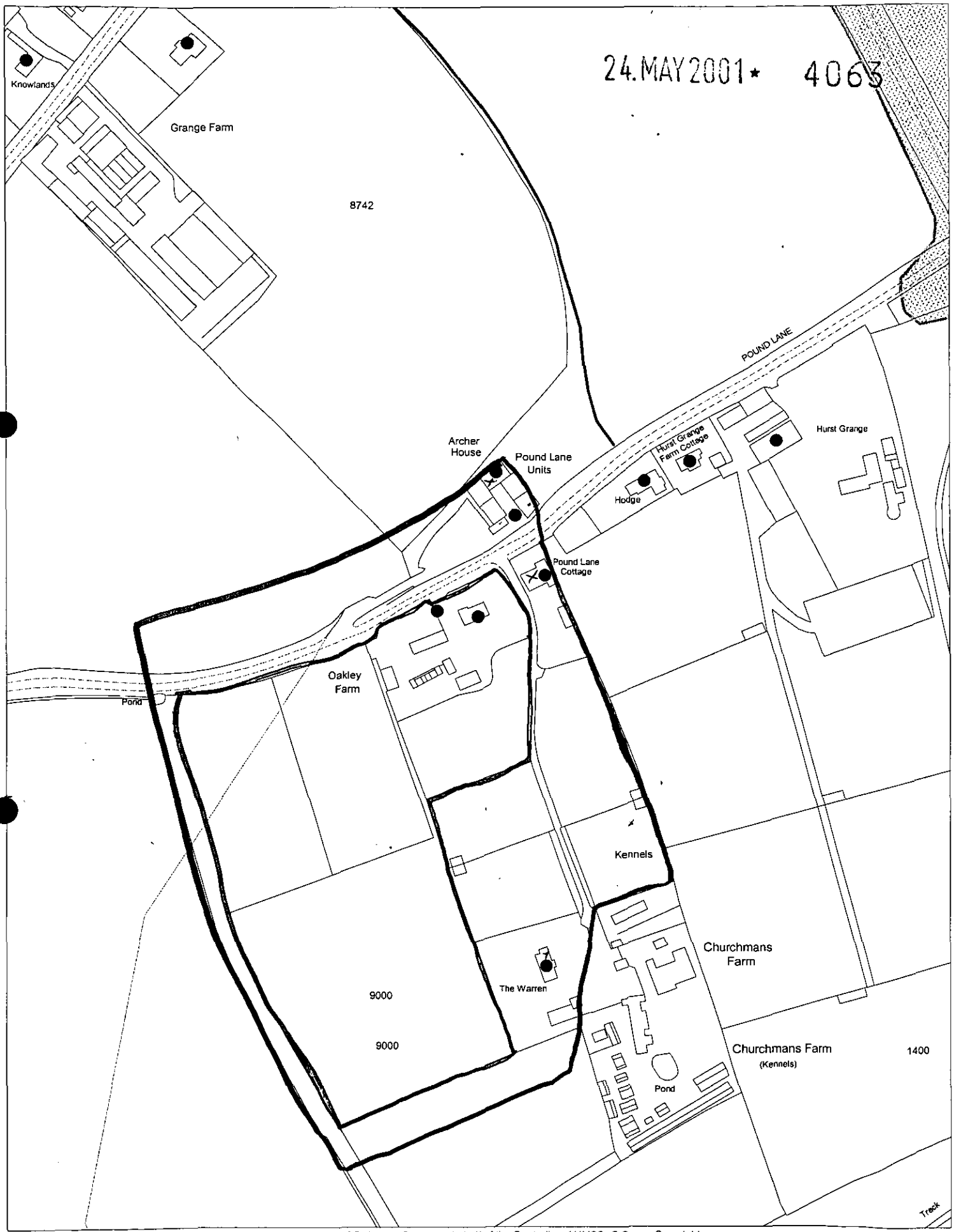


24.MAY2001* 4063

APPROVED

MAY 2001: Rev A Redrawn on CAD

OAKLEY FARM,
POUND LANE,
HURST
LOCATION PLAN 1:2500
DWG No. OF/LP/01 Rev A



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

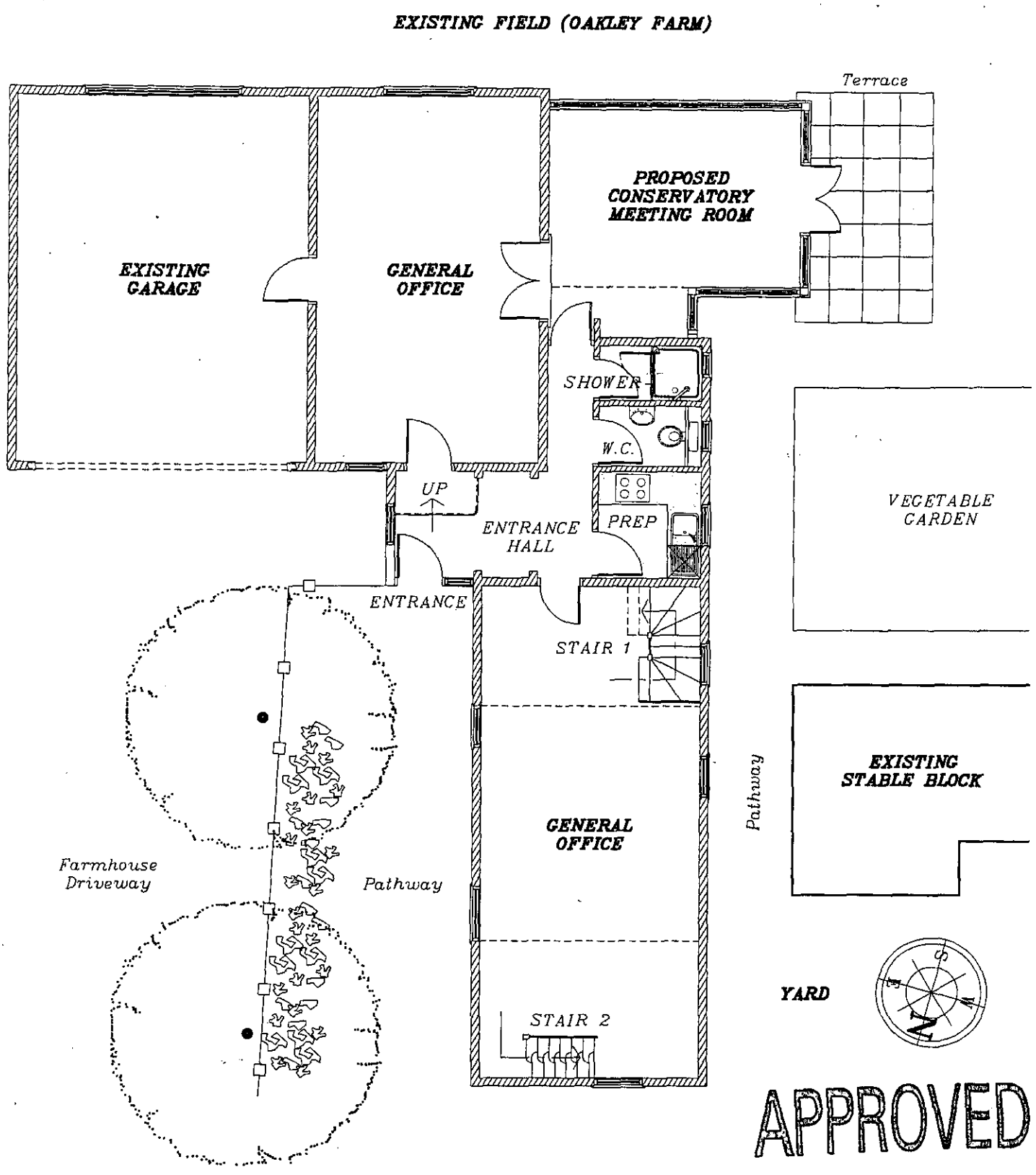
Development Control Section, Environmental Services, Wokingham District Council.

29 May 2001

Scale: 1 : 2500

N W E S

24.MAY2001* 4063

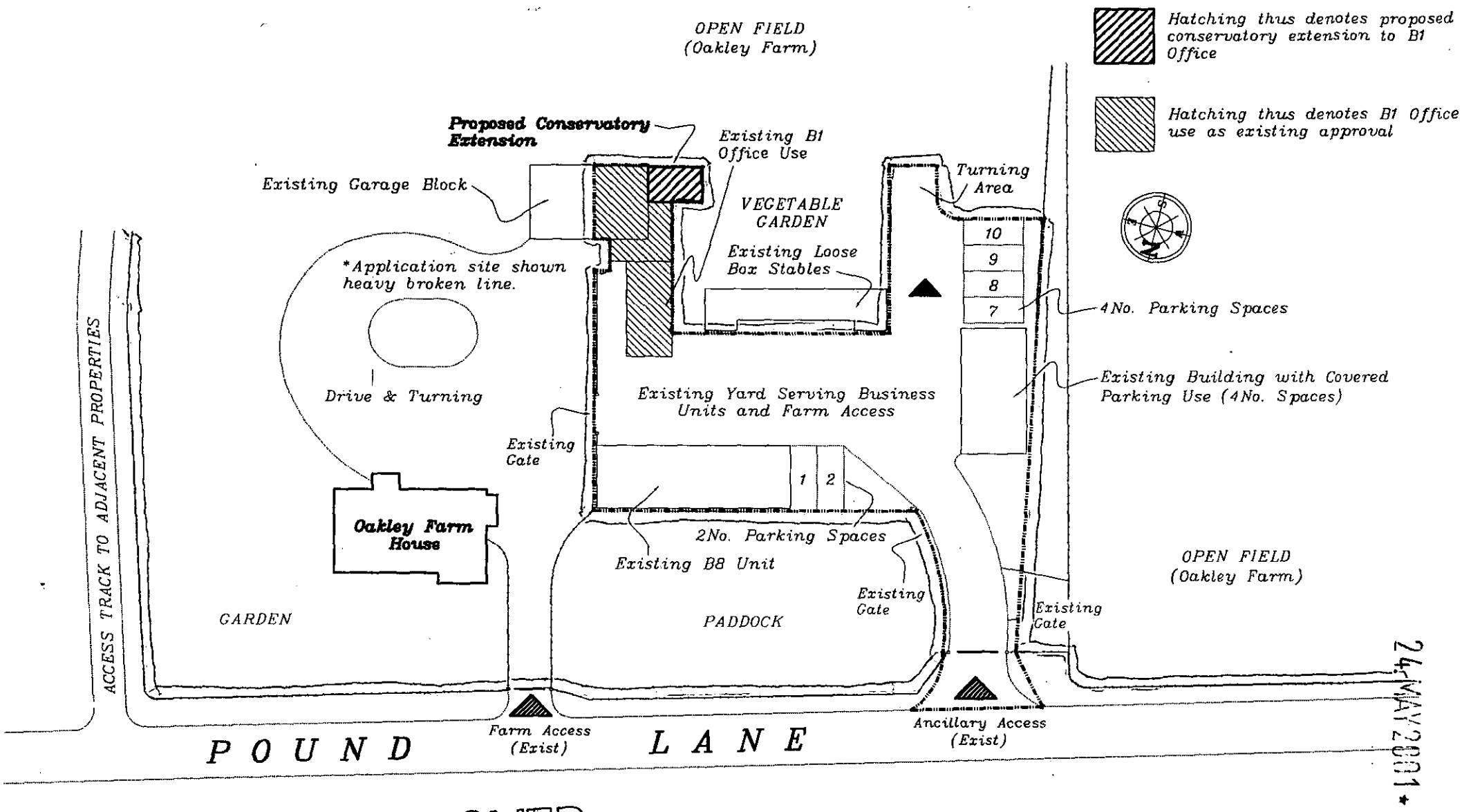


PROPOSED CONSERVATORY EXTENSION TO B1 OFFICE UNIT AT OAKLEY FARM, POUND LANE, HURST FOR B.BARRETT ESQ

Ground Floor Layout As Proposed 1:100

Drawing No.: 0B/GA/01 Rev A

MAY 2001: REV A – CONSERVATORY ADDED



24-MAY 2001

APPROVED

MAY 2001: REV.B – PROPOSED CONSERVATORY EXTENSION ADDED

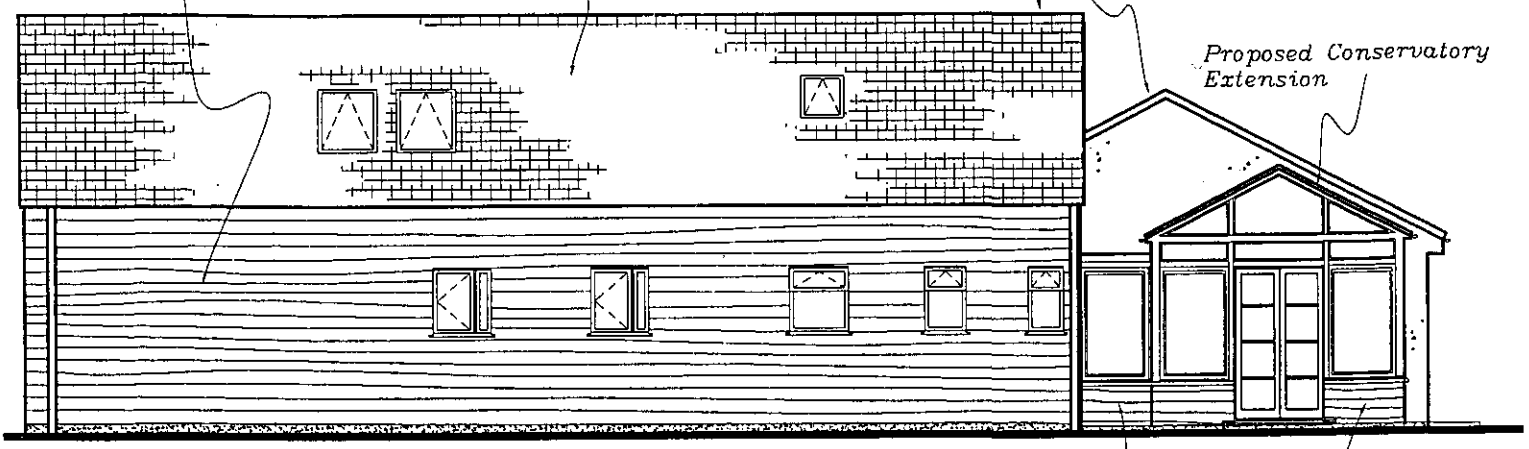
PROPOSED CONSERVATORY EXTENSION TO B1 OFFICE UNIT AT OAKLEY FARM, POUND LANE, HURST FOR B.BARRETT ESQ

Site Plan 1:500

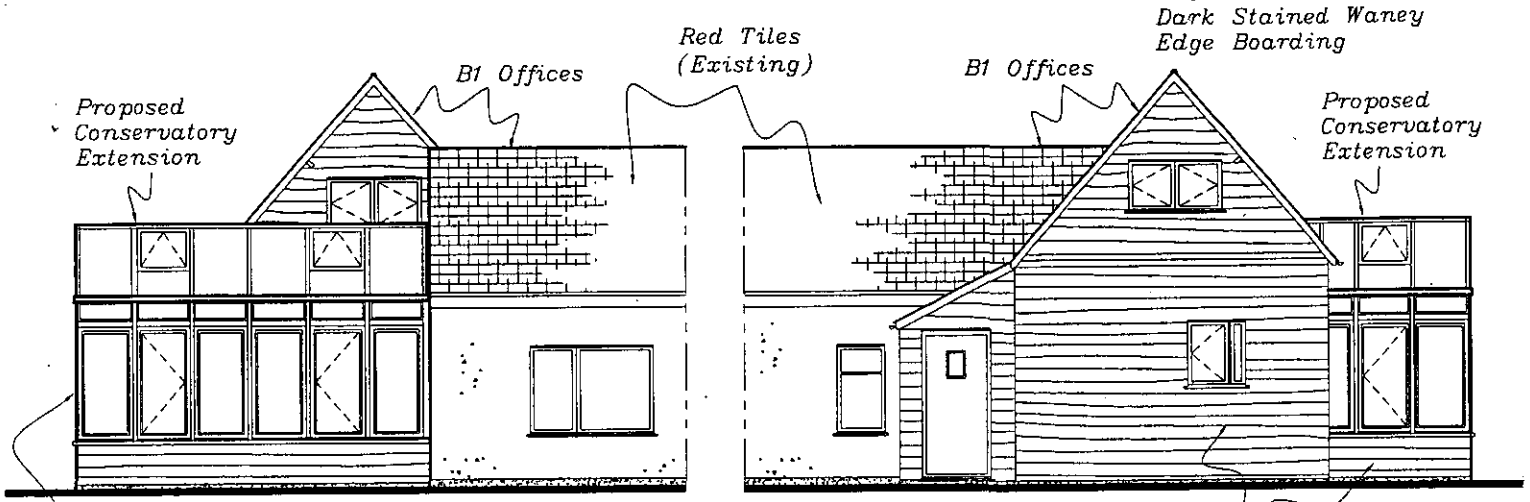
Drawing No.: **OF/BP/01 (B)**

4 D 963

24 MAY 2001 • 4063



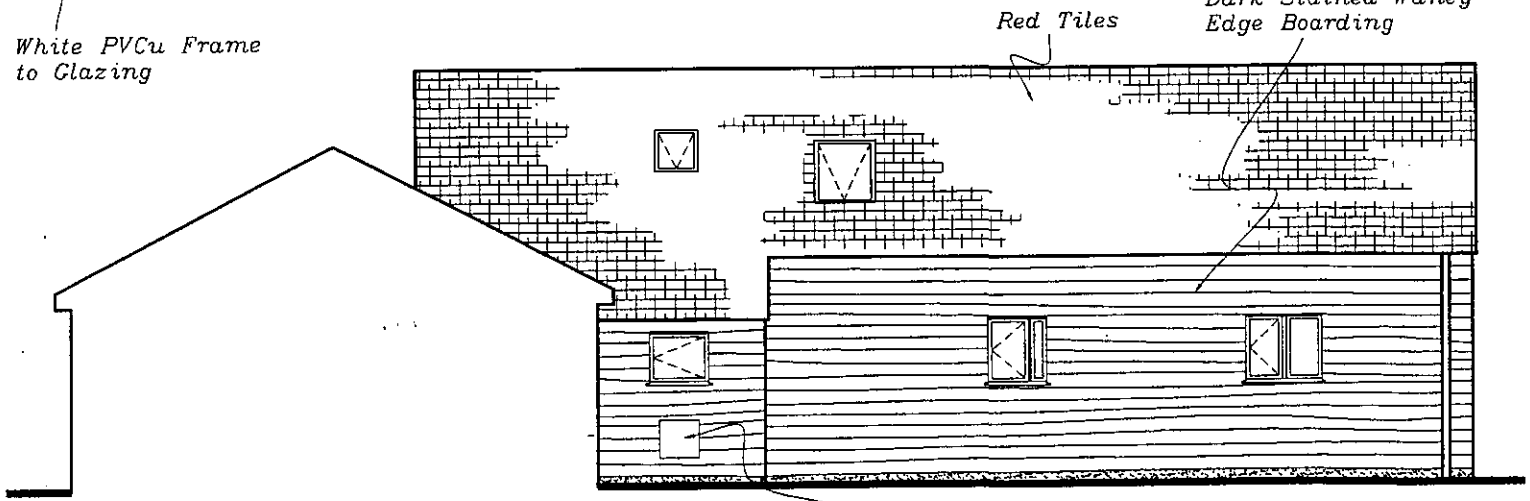
WEST ELEVATION – (to VEGETABLE GARDEN)



SOUTH ELEVATION – (to FIELD)

NORTH ELEVATION – (to YARD)

White PVCu Frame to Glazing



EAST ELEVATION – (to FARMHOUSE COURTYARD)

PROPOSED CONSERVATORY EXTENSION TO B1 OFFICE UNIT AT OAKLEY FARM, POUND LANE, HURST FOR B. BARRETT ESQ

Elevations As Proposed 1:100

Drawing No.: OB/GA/03 Rev A

APPROVED

MAY 2001: REV A – CONSERVATORY ADDED