[redacted]

EX SYSTEMS LTD

APPLICATION NO:
F/2000/2805

LOCATION:
Unit 1 Bridge Farm Reading Road, Arborfield Reading.

APPLICANT:
Farley Farms C/O Andesign

PROPOSAL:
Proposed change of use of redundant agricultural building to offices (B1a use)

~~EARLIEST DATE FOR DECISION: 15/12/2000~~

APPLICATION WILL HAVE EXPIRED ON:
09/01/2001

CASE OFFICER: **Angela Odell**

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Farley Farms
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Application Number: F/2000/2805

Parish: **ARBORFIELD**

Location: **Unit 1, Bridge Farm, Reading Road, Arborfield, Reading**

Proposal: **Proposed change of use of redundant agricultural building to offices (B1a use)**

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

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

Condition
2. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

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

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 Policy C2
Loddon Area Local Plan Policies LTV2, LC21
Deposit Draft Wokingham District Local Plan Policies WCC1, WRE2

John Mitchell
Development Control Manager
Date: 04/01/2001

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.

Application Number F/2000/2805
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	£001	R001	
2	C122	R122.	

RECORD OF SITE VISIT

SITE ADDRESS: Unit 1 Bridge Farm
Reading Road Arborfield Reading.

APPLICATION NUMBER: F/2000/2805

OFFICER: Angela Odell

DATE OF SITE VISIT: 19.12.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 19.12.00

2. DESCRIPTION OF SURROUNDINGS Farm & farm bldgs in rural area.

3. DESCRIPTION OF SITE/BUILDING Existing building part timber & part brick walls with corrugated metal roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES Residential properties beyond which face onto Greensward Lane.

5. SITE CONSTRAINTS

TREES NA.

ACCESS/PARKING in yard.

LEVELS Flat

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Angela Odell

Application Number : F/2000/2805

Applicant : Farley Farms C/O Andesign.

Location : Unit 1 Bridge Farm, Reading Road, Arborfield, Reading.

Proposal : Proposed change of use of redundant agricultural building to offices (B1a use)

Site Notice Displayed ? :	YES	NO	DATE
	✓		19.12.00

Date of Neighbour Notifications : .....

Date of Site Visit : 19.12.00

Date Registered : 14/11/2000

Earliest Date for Decision : 15/12/2000

Latest Consultation Date/Site Notice Expiry Date : 15/12/2000

This application will have expired on: 09/01/2001. 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 : Arborfield P.C. No objection in principle but noted main access would increase traffic onto the already busy A327. Request a reduction in traffic speed at this dangerous junction

- EHO - No objection
- HWS - No obj. subj to conditions.

Planning Issues :

Application Number: F/2000/2805

Appraisal :

Site is in countryside. Small single storey building in group of buildings of which some converted to commercial uses. Falls to be considered under WDLP Policy WRE2. Consider building meets criteria (a) & - form + bulk in keeping (b) - major alteration not required (c) - no need for a replacement bldg - also no overriding objection on traffic generation grounds. Bldg is about 40 m from Duchesnes at rear. (Bridge House in the group of bldgs is in same ownership). As B1 use proposed, consider would not have unacceptable effect on existing residential property.

Therefore consider proposal acceptable

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Tel: (0118) 974 6445

Date: 20.12.00

My ref: F/2000/2805

CONFIDENTIAL

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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

Dear Councillor

Application Number: F/2000/2805
Unit 1 Bridge Farm, Reading Road, Arborfield, Reading.
Proposed change of use of redundant agricultural building to offices (B1a use)

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 2/1/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/2805**
Unit 1 Bridge Farm, Reading Road, Arborfield, Reading.
Proposed change of use of redundant agricultural building to offices (B1a use)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor G Cowan

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

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Mrs A. O'Dell

Planning Officer

Wokingham District Council

P.O. Box 157

Shute end

Wokingham

Berks RG40 1WR

ref:3933

14.NOV.2000* 2805

13th November 2000

Dear Mrs O'Dell,

re:**Bridge Farm, Reading Road, Arborfield**

You will be aware of the number of Units on the above property and in order to allow for the expansion of the present occupant of Unit 'H' my clients would like to obtain a Change of Use to the redundant building marked 'I'. With this in mind I am enclosing a formal application for your consideration, and if you have any further queries please do not hesitate to contact my office.

Yours faithfully,

A. Hester

Arborfield & Newland Parish Council

37915

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail.parishclerk@arborfield.org.uk

13th December 2000

Ms A Odell
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

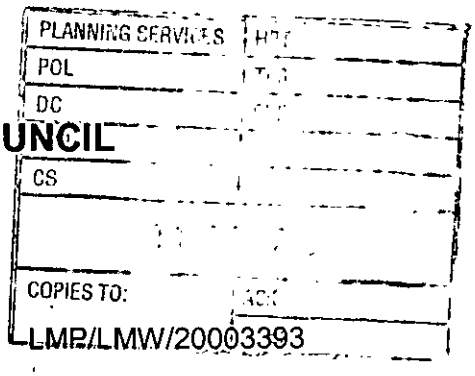
Dear Ms Odell

Reference: Planning Application F/2000/2805, Unit 1 Bridge Farm, Arborfield

The Parish Council discussed the above planning application and although in principal no objections were raised it was noted the main access would increase traffic onto the already busy A327. Therefore the Parish Council would like to request a reduction in traffic speed at this dangerous junction.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Leanne Parlour
Environmental Health

My Ref: LMP/LMW/20003393

To: Angela Odell
Planning

Your Ref: F/2000/2805

Date. December 7, 2000

PROPOSED: CHANGE OF USE OF REDUNDANT AGRICULTURAL BUILDING TO OFFICES (B1A USE)

LOCATION: UNIT I, BRIDGE FARM, READING ROAD, ARBORFIELD

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

LEANNE PARLOUR
TECHNICAL OFFICER
(ENVIRONMENTAL PROTECTION AND HOUSING)

A.O

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number . F/2000/2805 relates.

Address of site Bridge Farm, Reading Road,

Arborfield Berkshire RG2 9HT.

Signed Rachel Stafford.

Date 29 November 2000.

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

PLEASE [redacted] YOUR
POST [redacted]

Business reply service
License no. RG147

1

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 21 November 2000

Application Number: F/2000/2805

Proposal: Proposed change of use of redundant agricultural building to offices (B1a use)

Parish: ARBORFIELD PARISH

Site Address:
Unit 1 Bridge Farm, Reading Road, Arborfield, Reading.

Applicant:
Farley Farms C/O Andesign.

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).

C22, R22.

Signed: _____ **Print name:** Adam Coggins. 1/12/00

Received by Wokingham District Council

Application No: F/2000/2805

Proposal:
Proposed change of use of redundant agricultural building to offices (B1a use)

Location:
Unit 1 Bridge Farm, Reading Road, Arborfield, 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2000. 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

21 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 NOV 2000
Officer: AO	Application No. F/2000/2805

Map No. 80.. Site ..2:04.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CHANGE OF USE OF REDUNDANT AGRICULTURAL BUILDING TO OFFICES (B1 USE)

Location: UNIT I BRIDGE FARM, READING ROAD

Parish: ARBORFIELD Ward: ARBORFIELD
21-11-00

Applicant: FARLEY FARMS

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required (2)

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 : 21:11:00.... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....✓.....
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:

S/N + 1, 2 Grange Cottages, Greensward Lane
Spring Croft, Greensward Lane
Long Cottage } Reading Road
Greensward Cottage }
Gorran House } Greensward Lane
Swilven } ✓

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

14.NOV.2000* 2805

1.	APPLICANT'S NAME	FARLEY FARMS
	ADDRESS	BRIDGE FARM, READING ROAD
		ARBORFIELD, BERKS
	POST CODE	RG2 9HT PHONE
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY
		WOKINGHAM, BERKS
	POST CODE	RG41 2TN PHONE 9784185
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 'I' BRIDGE FARM READING ROAD, ARBORFIELD BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE OF REDUNDANT AGRICULTURAL BUILDING TO OFFICES TO BE USED IN ASSOCIATION WITH UNIT 'H'
5. Give the area in hectares or part of a hectare	AREA OF SITE	FARLEY FARMS COMPRISES SIX FARMS TOTALLING 1650 ACRES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/E/3070 & O.S. SHEET

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	X	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	X	
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION		State period required
RELAXATION OF CONDITIONS		State relevant application number Conditions to be relaxed

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

		SITING	
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

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

REDUNDANT AGRICULTURAL

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

YES/NO XXX

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 XXX

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.

EXISTING

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.

EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A

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

NO CHANGE

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

ALL GROUND FLOOR AND WIDE DOORS

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 XXX

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.

£190

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 (ANDESIGN) ON BEHALF OF FARLEY FARMS DATE 13/11/2000

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				68
B1 (b)	RESEARCH AND DEVELOPMENT				
(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL		14 NOV 2000* 2005		
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify AGRCULTURAL		68		
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	EXISTING CAR PARKS	
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.

OFFICE

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

SEE LETTER 13/11/2000

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
	NOT	KNOWN	

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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 14.NOV.2000* 2805

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

Tenant's name	Address at which notice was served	Date on which notice was served
NOT APPLICABLE		

Signed . . . . . (ANDESIGN)

On behalf of . . . . . FARLEY FARMS

Date 10/11/2000

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

(1) ADDRESS BRIDGE FARM READING ROAD FARLEY FARM SHOP PARISH ARBOFIELD

11/56 - O/L RES DEV. - 10/1/56 - REF

PLOT No. 207/48 311/48 550/48 354/51 453/52 R/80/[illegible] ORD. SHEET No.

BUILDER 0/35/63 6 Terraced Houses 4.2.63 REF

0/124/65	Applicant	3 houses	8.4.65	REF
13300	Mr P M Samuel	New farm ent building culvert over roadside ditch & entrance splay	5.6.80	N/A CA
27612	FARLEY FARMS	FARM BLDG. TO FARM SHOP	16.4.87	CA
28658	"	NON-ILL. SIGN	30.10.87	CA
28829	"	FARM BLDG. TO BUTCHERS	1.10.87	REF
30327	"	DAIRY TO FOOD FACTORY UNIT	9.6.88	30.6.93
31487		PART BARN TO SUPPLY & SERVICE OF FARM BQ	29.9.88	31.10.93
32259	"	FARM BLDG. TO COFFEE SHOP	19.1.89	CA
33487	EATON BERRY	NON-ILL. ADV.	8.6.89	CA
[illegible]161	FARLEY FARMS	BARN TO FARM SHOP	29.8.90 24.10.91	CA CAV ISSUED

DATE OF COMPLETION

MINISTRY DECISION 38088 - APPEAL DISMISSED - 7.4.92

SPECIAL ORDERS

DRAINAGE

091074

38088 APPEAL PREMIER GROUND CARE C/O/USE REDUNDANT FARM BLDGS. (B1(C)) 28.8.91 REF.

(2) ADDRESS BRIDGE FARM PARISH ARBORFIELD

PLOT No. READING ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39025	WOODCRAY FEEDS C/O/USE	REDUNDANT FARM BLDG. FOR B8 USE WITH ANCILLARY RETAIL	31.3.92	REF
39909	FARLEY FARMS A/B/C/D	REDUNDANT BLDGS TO IND. B8	3.9.93 ~~28.10.92~~	~~[illegible]~~ ✓
41608	" UNIT D	C/O/USE " " B1(C) WORKSHOP	3.11.93	CA CAV
41703	"	NON-ILL. SIGN	28.10.93	REF
41993	"	"	22.12.93	CA
42169	"	C/O/USE REDUNDANT AGR. BLDG. TO CRAFT SHOP	27.4.94	31.3.99
42291	"	ILL. OF EX. SIGN	11.3.94	REF
42489 APPEAL	" RETRO	STAFF CAR PARK	3.5.94	REF
42987	"	VAR. OF 42169 TO ALLOW USE OF BLDG AS CRAFT CENTRE.	8.8.94	31.3.99

DATE OF COMPLETION

MINISTRY DECISION 42489 - APPEAL ALLOWED - 13.10.94

SPECIAL ORDERS

DRAINAGE

091074

1933

(3)

ADDRESS BRIDGE FARM READING ROAD **PARISH** ARBORFIELD

PLOT No.

BUILDER

ORD. SHEET No.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43116 APPEAL	FARLEY FARMS	ILL. OR FLOATING SIGN	9.8.94	Ref.
43196 APPEAL	"	NON-ILL. ROADSIDE SIGN BACK	1.9.94	Ref.
44542	"	EXT. FARM SHOP TO DAY NURSERY	17.7.95	Ref.
95/60631/A		EXT. TO PROVIDE EXTRA NURSERY FACILITIES		
44793	"	NON-ILL. SIGN ATTACHED	29.8.95	Ref.
95/60884/A		TO MILK FLOAT		
44962	"	ADV. SIGN	10.10.95	Ref.
95/61053/A				
45197	" G	C/U/SE REDUNDANT FARM	15.12.95	C/A
95/62254/F		BUILDINGS TO 3 SMALL SHOPS.		
96/63247/F	" "	C/U/SE REDUNDANT	11.4.96	Ref.
		FARM BLDG. TO A1. CRAFT		
96/63731/A	"	NON-ILL. SIGNAGE	18.11.96	C/A

MINISTRY DECISION 43116 - APPEAL DISMISSED 29.3.95

SPECIAL ORDERS 44793 " " - 5.3.96

1933

(4)

ADDRESS BRIDGE FARM READING ROAD **PARISH** ARBORFIELD

PLOT No.

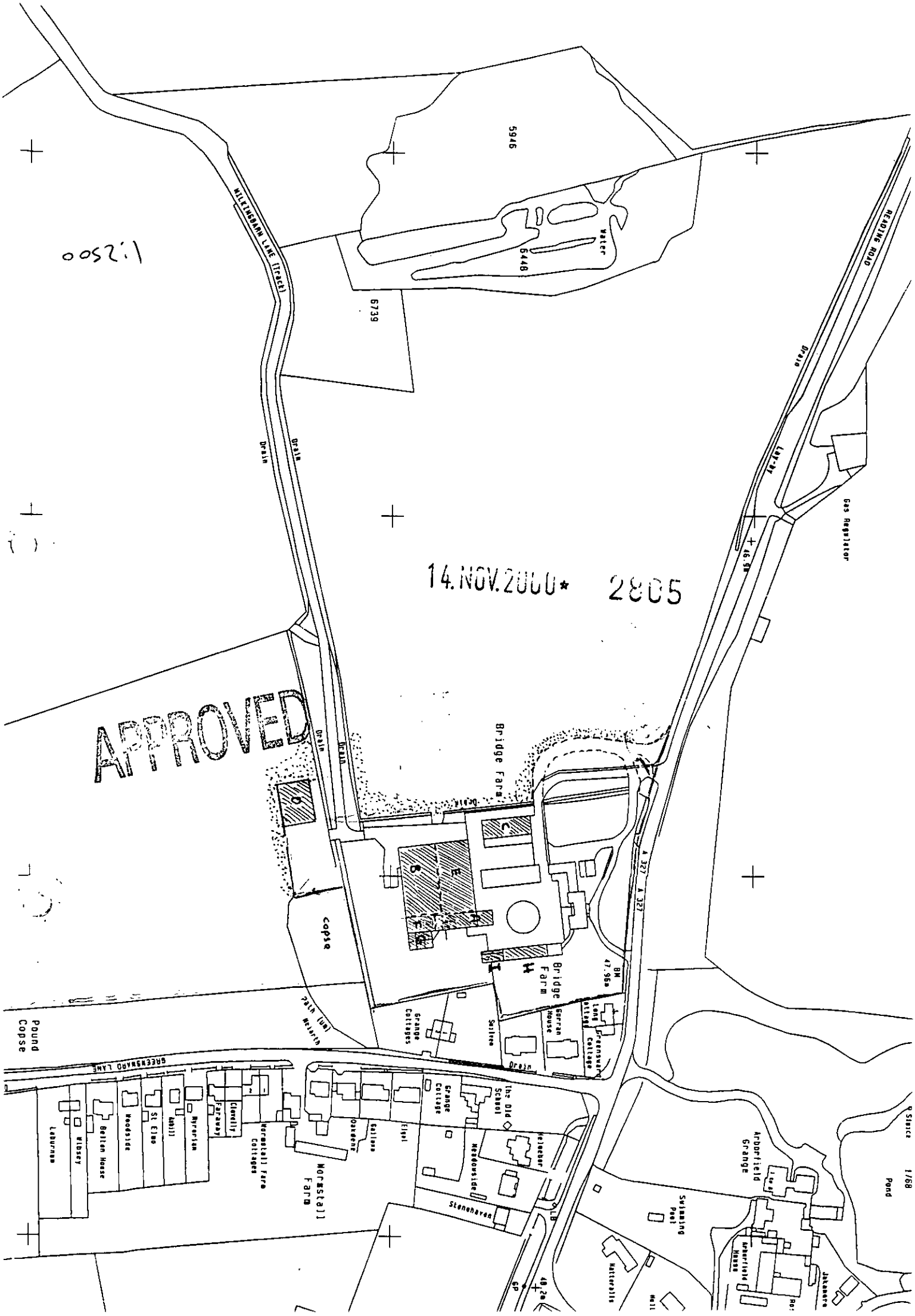
BUILDER

ORD. SHEET No.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64373/F	FARLEY FARMS UNIT A	NON-ILL. SIGNS	1.11.96	C/A
97/65672/F	" UNIT F	C/U/SE TO B1 (c)	8.8.97	C/A
97/65673/F	" UNIT E	" "	8.8.97	C/A
97/66355/F	VINTAGE ROOTS "	WINDOWS	7.11.97	C/A
FP97/6688/A	L Piggott/N Palmer	Ins. barn + erec. 2 Store Office	7.10.97	C/A
FP97/6688	"		19.9.97	REF.
98/67416/F	Farley Farms	change shop to offices + ancillary toilet block.	1.6.98	C/A.
FP98/7462	"	S/SE/R for toilet block + alts.	16.6.98	APP
FP98/8233	The Vis. Bearsted & The Hon.	Ext. Arts.	18.12.98	APP
F/1999/0167	Farley Farms UNIT G	C/U/SE to be used as ancillary unit to F (B1c)	9.2.00	APP

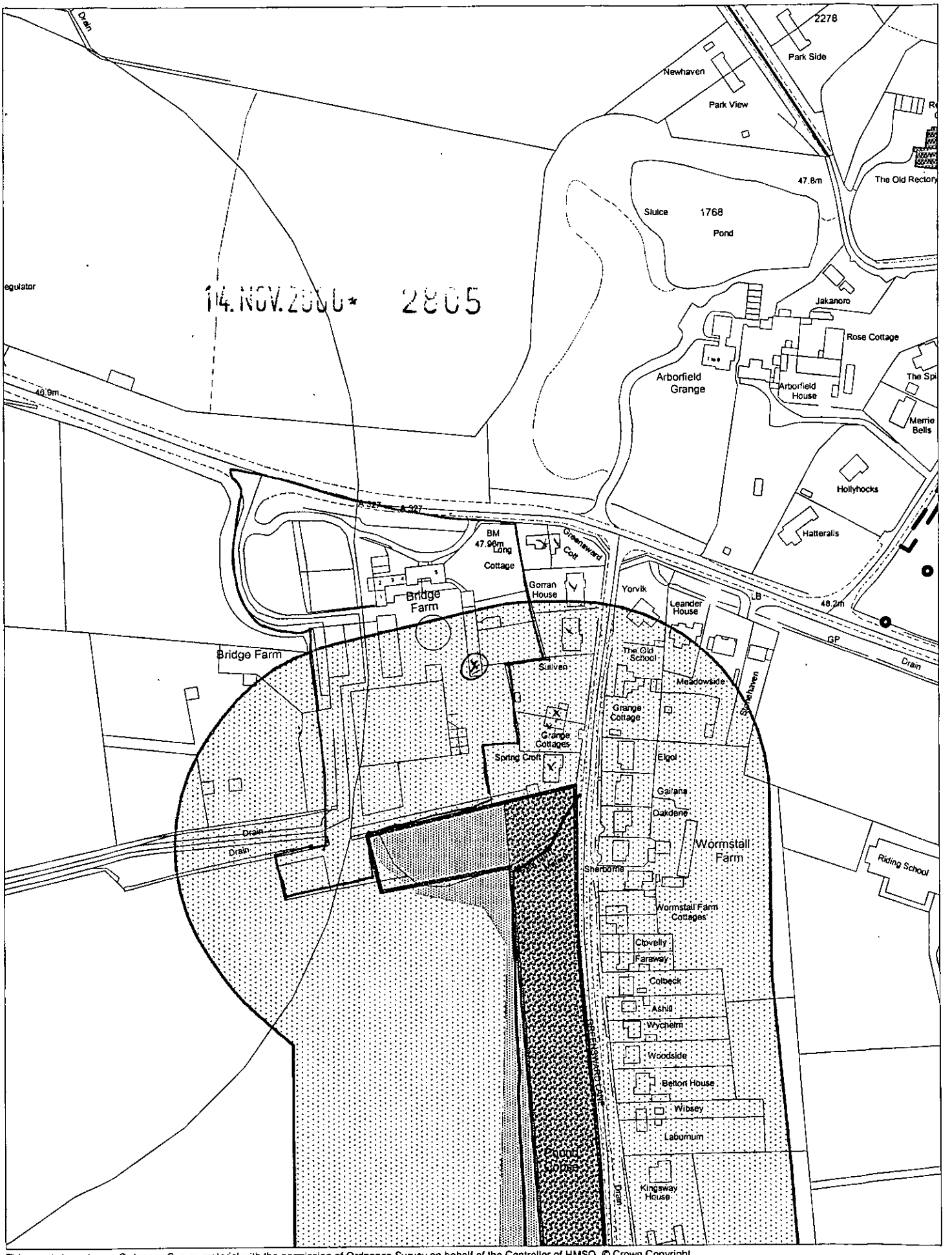
MINISTRY DECISION

SPECIAL ORDERS PD Enq - R/Asst - Jeffery - 21/7/00



1:2500
14.NOV.2000* 2805
APPROVED
5946
6448
6739
Water
WILKINGBARN LANE (Track)
READING ROAD
Drain
Lay-by
Gas Regulator
46.9m
Bridge Farm
Copse
Path (um)
Hearth
Grange Cottages
Swilven
Gurran House
Long Cottage
Greensward Cottage
BM 47.96m
A 327
Pound Copse
GREENSWARD LANE
Laburnum
Wibsey
Belton House
Woodside
St Elmo
Ashill
Myrerian
Faraway
Clovelly
Wormstall Farm Cottages
Wormstall Farm
Oakdene
Gallana
Elgal
Grange Cottage
The Old School
Meadowside
Stonehaven
Heleber
Arborfield Grange
Swimming Pool
Arborfield House
Hatteralls
Jakamore
Pond

D



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Development Control Section, Environmental Services, Wokingham District Council.
20 November 2000 Scale: 1 : 2500

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