APPLICATION NO:

AG/2000/2407

LOCATION:

~~Forest Mgt Service Centre~~ **Priors Farm Easthampstead Road, Wokingham.**

APPLICANT:

Mrs J Prior C/O Redwing Structures (Marlow) Ltd

PROPOSAL:

Application for agricultural determination for the proposed erection of an agricultural building.

EARLIEST DATE FOR DECISION: **13/10/2000**

APPLICATION WILL HAVE EXPIRED ON:
20/10/2000

DEEMED CONSENT

CASE OFFICER: **Elaine Connor**

28 DAYS

RAILEX

Mailboards

EASIFILE EP7

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 15 May, 2000
My ref: EC/AO42
Your ref:

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

Mrs J M Prior
Priors Farm
Eastampstead Road
Wokingham
RG40 3BQ

18.3
10.67
195.261. = 460.611

Dear Mrs Prior

RE: PROPOSED ERECTION OF AGRICULTURAL BUILDING AT PRIORS FARM, EASTHAMPSTEAD ROAD, WOKINGHAM WITHOUT
AO42

I refer to your notification for the erection of an agricultural building at Priors Farm, Easthampstead Road.

I am writing to inform you that the Local Planning Authority does not require prior approval for this scheme.

I hope this information is of assistance to you.

Yours sincerely

JOHN MITCHELL
Development Control Manager

AGRICULTURAL DETERMINATION

OFFICER INFORMATION SHEET

DATE: 19.04.00

APPLICATION NO: AO 42

APPLICANT: MRS PRIOR

SITE LOCATION: PRIORS FARM, EASTHAMPSTEAD ROAD,WOKINGHAM

PROPOSAL: PROPOSED ERECTION OF A BUILDING FOR AGRICULTURAL USE

28 DAY DEADLINE : 17.05.00

WOKINGHAM WITHOUT PARISH COUNCIL HAVE BEEN NOTIFIED WITH A REPLY DATE OF 09.05.00.

OFFICER: MISS E CONNOR

0118 9746429

26.04.00

CH/AO 42

MRS PRIOR
PRIORS FARM
EASTHAMPSTEAD ROAD
WOKINGHAM
BERKS
RG40 3BQ

Environmental Services Dept
Shute End
Wokingham
Berks RG40 1BN
Tel: 0118 974 6429

Dear Madam

APPLICATION NO: AO 42

PROPOSAL: PROPOSED ERECTION OF A BUILDING FOR AGRICULTURAL USE

SITE: PRIORS FARM, EASTHAMPSTEAD ROAD, WOKINGHAM

I refer to your submission related to the above and confirm receipt of your fee of £35.00.

If by 17.05.00 the Authority has not given you notice of their decision and you have not agreed with them in writing that this date may be extended you are entitled to commence the work applied for.

Yours faithfully

CH

Mrs C Hurst
Senior Technical Assistant

WOKINGHAM D.C. DEVELOPMENT CONTROL 28 Days 17-5-00

Start date: 19 APR 2000	
Officer: RC	Application No. AO 42

Map No. ..... Site .....

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

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

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

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

Description:
APPLICATION FOR PRIOR DETERMINATION FOR THE PROPOSED ERECTION OF A BUILDING FOR AGRICULTURAL USE

Location: PRIORS FARM EASTHAMPSTEAD ROAD

Parish: WOKINGHAM W/OUT Ward: .....

Applicant: MRS PRIOR

Fee Received 35-00 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 : ..... Parish Council Informed - (YES) ~~NO~~

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

.....

.....

.....

.....

.....

.....

.....

.....

.....

19 APR 2000

Priors Farm
Easthampstead Road
Wokingham RG40 3BQ

22. 3. 00

Tel/Fax : 0118 977 16 90

Dear Miss Connal.

This is a replacement plan (application N°99/70212/F) scaling the site down to the guide line as advised and with help from Mr Mike Thorp.

With Thanks.

Jean Pond.

1764

① PRIORS FARM

ADDRESS EASTHAMPSTEAD ROAD PARISH WOK/WITHOUT

PLOT No. X PART SUTTON COURT FARM ORD. SHEET No. SU.8366 (9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1081/57	MESSRS. R. PURSER & SON	O/L. RES. DEV.	20.2.58	N/A REF
23446	MR. J. PRIOR	O/L. BUNGALOW & GARAGE	23.5.85	N/A REF
24657	"	"	8.1.86	R
25346	"	"	22.5.86	CIA
BRA 1127	"	BUNGALOW & GARAGE	~~25.7.86~~ 15.86	APP
28158	"	SWIMMING POOL/LOBBY	7.8.87	CIA
40321	"	C/O/USE REDUNDANT FARM	24.2.93	[illegible]
[illegible]	"	BLDGS. B1(C) 32 & B8		CIA
41090	"	REMOVAL PORTACABIN/	8.7.93	CIA
		ERECT TOILET BLOCK & MESSROOM		
FP93/1920	"	HT TO FORM MESSROOM WITH 2 TOILETS	5.10.93	APP

UNITS 1-6

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 40321 — REMOVAL PD RIGHTS

DRAINAGE

1933

② UNITS 1-6 PRIORS FARM E

ADDRESS EASTHAMPSTEAD ROAD PARISH WOK/WITHOUT

UNITS 1 & 5 are FOREST M.O.T. SERVICE CENTRE

PLOT No. UNITS 2,3,4 & 6 are PENTA FOODS LTD ORD. SHEET No. SU. 8366

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
40321	MESSRS. R. PURSER & SON	C/O/use Redundant Farm	24.2.93	C
	MR. J. PRIOR	BLDS. B1(C) 32, B8		
41090	"	REMOVAL PORTACABIN		
		ERECT TOILET BLOCK &	8.7.93	C
		MESSROOM		
FP93/1920	"	MESSROOM + 2 TOILETS	5.10.93	APP
44963	MR J. PRIOR	VAR. COND 10 ON 40321	1.3.96	C
95/61054/VAR		(VISIBILITY SPLAYS)		
97/65660/F	"	WORKSHOP & W.C.	18.7.97	R
97/66304/A	FOREST MOT UNIT 1	(RETRO) SIGN	17.10.97	R
99/70120/O				
99/70212/F				

MINISTRY DECISION 97/66304/A - APPEAL DISMISSED - 26.5.98

SPECIAL ORDERS 40321 - REMOVAL PD RIGHTS Unit

E - Hays Officer & Raised Storage Platform within Food Storage Warehouse

1933 (3) PRIORS FARM

ADDRESS EASTHAMPSTEAD ROAD **PARISH** WOK | WITHOUT

PLOT No **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
TP/99/0136	Penta Foods Ltd.	Tem per 2 Portacabins Unit 6	1.2.00	A

MINISTRY DECISION

SPECIAL ORDERS

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

Office use only	
Ref:	A042
Date rec:	19-4-00
Date ackn:	
28 day deadline:	17-05-00

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 PRIORS FARM, EASTHAMPSTEAD ROAD.

i. Name and address of person(s) submitting this form. RG 40 3BQ

MRS J M PRIOR

Telephone

01189 771690

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

MR+MRS J PRIOR
PRIORS FARM EASTHAMPSTEAD ROAD. WOKINGHAM
RG 40 3BQ

Telephone

01189 771690

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

43 hectares

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

- [x] 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 8353 6686

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

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

i. Type of building: STORE FOR GRAIN + HAY

ii. Dimensions

length: ~~60~~ 18·3 metres

breadth: ~~35~~ 10·67 metres

height to eaves: ~~18~~ 5·5 metres

height to ridge: 5500 metres

iii. Walls

BOX PROFILE PLASTIC COASTED STEEL SHEETING materials: JUNIPER GREEN 12B29

external colour: JUNIPER GREEN 12B29

iv. Roof

ETERNIT 2000 materials: RE-INFORCED SIX INCH PROFILE ASBESTOS FREE.

PROFILE 6 INCH FIBRE CEMENT external colour: NATURAL EXTRA N° 1 COLOUR COAT FIBRE CEMENT

v. Has an agricultural building been constructed on this unit within the last two years? No Y or N

If Yes,

what is its overall ground area? | 45 | square metres

what is its distance from the proposed new building? | 35 | metres

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

i. Dimensions

length | 30 ~~N/A~~ | metres

width | 10 | metres

ii. Surface materials

materials | HARDCORE / CONCRETE

colour | NATURAL CONCRETE

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? | N/A. | hectares

ii. Please provide details of the works

iii. Have previous excavations or waste deposits been carried out? (see note 7) | N | 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 £35.00 IF DEVELOPMENT FALLS WITHIN SECTIONS 2 OR 3 OF THIS FORM.

7. **SIGNATURE**

SIGNED J.M Prior.

NAME (block capitals) JEAN M PRIOR

DATE 21/3/2000.

1920

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

Determination form

Notes for Guidance

1. Anyone proposing to carry out certain agricultural and forestry developments permitted under Parts 6 and 7 of the Town and Country Planning General Development Order (the GDO) must apply to the local planning authority in advance for a 'determination' as to whether the authority's prior approval of certain details of the development is required. This form is provided for that purpose. It is not suitable if a specific planning application is required - a separate planning application form is available from the local planning authority.

2. Part 6 of Schedule 2 to the GDO grants permitted development rights for a range of agricultural buildings and operations. Rights for erecting, extending or altering a building, and for excavations and engineering operations, are available to larger agricultural units, of at least 5 hectares. More limited rights, including extensions and alterations adding not more than 10% to the content of the original building, are available to smaller units of at least 0.4 hectares.

3. Rights for larger units are not available on separate parcels of land of less than 1 hectare, while rights for smaller units are not available on separate parcels of less than 0.4 hectare. Parcels may be separated from the rest of the unit by, for example, land in different ownership or a public road. The rights are subject to various other conditions.

4. Anyone proposing to carry out certain permitted development must inform the local planning authority in advance, so that it can if necessary control certain details. (The details concerned are the siting of the development, as well as design and external appearance in the case of buildings, means of construction in the case of private ways, and appearance in the case of fish tanks (cages)). This condition applies on larger agricultural units to:

the erection, extension or alteration of a building (but see note 6 below);

the formation or alteration of a private way;

the carrying out of certain excavations and waste deposits (see note 7 below);

the placing or assembly of a tank or cage for use in fish farming in any waters;

and on smaller agricultural units in National Parks and some adjoining areas ('Article 1(6) land') to:

the extension or alteration of a building; and

the provision, rearrangement or replacement of a private way.

5. Part 7 of Schedule 2 to the GDO grants permitted development rights for various forestry buildings and operations. A similar condition applies to:

the erection, extension or alteration of a building (but see paragraph 6 below); and

the formation or alteration of a private way.

....continued overleaf

6. On Article 1(6) land intending developers must inform the local planning authority of all proposed extensions and alterations to agricultural and forestry buildings under permitted development rights. Outside Article 1(6) land the requirement applies only to 'significant' extensions and alterations (ie where the cubic content of the original building would be exceeded by more than 10% or the height of the original building would be increased). Significant extensions and alterations may only be carried out once under permitted development rights.

7. The determination arrangements apply to proposed excavations and deposits of waste material which exceed 0.5 hectares in area, either individually or together with the aggregate of (a) the areas of all other unfilled excavations within the agricultural unit, and (b) all other parts of the unit on or under which waste has been deposited and has not been removed.

8. What constitutes an 'alteration' or 'rearrangement' for a farm or forestry road will be a matter of fact and degree depending on the circumstances of the case. If you intend to carry out works to an existing road, you should contact the local planning authority in advance to discuss the proposal.

9. The form needs to be accompanied by the appropriate fee of £33 (unless the proposed development is the carrying out of excavations, the deposit of waste or the placing or assembly of a tank or cage for use in fish farming, in which case no fee is payable).

What you need to do

Please provide details of the development on the attached form. Complete sections 1 and 7 and whichever of sections 2, 3, 4, 5 and 6 are appropriate. The form must be accompanied by a site plan (not less than 1:1250) showing the location of the proposed building, road or excavation/waste deposit or fish tank (cage).

It will help if you discuss your proposal beforehand by contacting an officer of the authority. Advice is always available from the Planning Department Reception desk during office hours, or an appointment can be arranged if you wish to telephone (0734) 786833 and ask for Development Control.

The completed form (along with your fee of £35 for development referred to in sections 2 and 3 of the form) should be returned to:

Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

What happens next

The authority has 28 days from receipt of this form to respond. You should receive an acknowledgement informing you of the date of receipt. If they later indicate that they are content (or do not respond within the 28 day period) then the development can proceed exactly as notified.

If informal discussions take place with the authority and the original proposal is modified by agreement, there is no requirement to re-submit to the authority. The authority should give written approval to the modification to make it clear that the modified proposals can proceed.

If the authority indicate, within the 28 day period, that they require the formal submission of details for approval, work cannot begin until details have been

approved by the authority. Their decision should normally be issued within 8 weeks of receiving the details.

If approval is refused, or is granted subject to conditions with which you disagree, you have the right to appeal - within six months - to the Secretary of State for the Environment.

24th NOV

Redwing Structures
BUILDING FOR FARM & INDUSTRY

	36306
DC EXC	TLS
APP	ENF
CS	
09 NOV 2000	
COPIES TO:	ACK:
	FILE:

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

9th - 28 days.
REVISION TO. 7th December.

For the attention of Elaine Connor

Your Ref: AG/2000/2407

8 November 2000

Dear Sirs

Re: Priors Farm, Easthampstead Road, Wokingham

Further to our recent conversation, I confirm that our clients wish to increase the span of the building recently approved under the above reference. The span has changed from 12.200 metres to 14.5 metres. Other details, such as finishes, siting and eaves height, remain as before.

The total floor area to be occupied by this building and another building (previously approved under Ref. EC/A042 dated 15th May 2000) will amount to 461 sq. metres, thus remaining below the statutory limited.

I understand that a further fee is not required.

Yours faithfully

Bernard Broad
Redwing Structures (Marlow) Ltd

NB: Revised application and plan enclosed.

Redwing Structures (Marlow) Ltd
10 Fanshawe Road, Thame, Oxfordshire OX9 3LF
Tel/Fax: 01844 215413

Registered office: Colston Bush, 43 High Street, Marlow SL7 1BA
Registration No. 3484838 VAT No. 697 5050 01

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

Office use only

Model 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.
- If completing this form by typewriter, please use the alignment guidelines in the margins of each page.

1. The site

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

REDWING STRUCTURES (MARLOW) Ltd
10, FANSHAWE ROAD. THAME OXFORDSHIRE
OX 9 3LF

Telephone

01844-215413

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

MRS. J. M. PRIOR.
PRIORS FARM, EASTHAMPSTEAD ROAD, WOKINGHAM
RG 40 3BQ.

Telephone

01189 771690

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

43 *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 8347 6685.

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: AGRICULTURAL STEEL FRAME.

ii. Dimensions

length	18.300	metres
breadth	14.500	metres
height to eaves	5.500	metres
height to ridge	7.100	metres

265.35m²

iii. Walls

materials	PLASTISOL COATED STEEL.
external colour	DK. GREEN. ONE SIDE OPEN.

iv. Roof

materials	PROFILED FIBRE CEMENT.
external colour	NATURAL GREY.

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
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

N/A

6. **Fee**

i. Please confirm you have included your fee of £35 (for development in section 2 or 3) by ticking this box [✓]

7. **Signature**

Signature B Broad

Name (BLOCK CAPITALS) B. BROAD. REDWING STRUCTURES

Date 7-11-2000

p.p. MRS J.M. PRIOR

Printed in the United Kingdom for HMSO.
Dd.0294616. 1/92. C50. 3383/4. 5673. 180597.

Wokingham Without Parish Council Consultation Sheet

PLANNING SERVICES LPT 3522
DC
APP
CS
11 OCT 2000
COPIES TO:
ACK:
FILE

Officer	Elaine Connor
No	AG 2000 2407
Proposal	Application for agricultural determination for the proposed erection of an agricultural building.
Site	Prior's Farm, Easthampstead Road, Wokingham.

Comments

Committee unhappy about this, in view of the history of the area, and the encroachment on green wedge area. If permission must be granted, there should be insistence on whatever can be in terms of demolishing redundant buildings and ensuring agricultural use only. This is on th assumption that the buildings on what was part of the farm are now no longer owned by the farm owners.

Signed : _____
Clerk to Wokingham Without Parish Council

10 October 2000

Tel. **(0118) 974 6451**

Date: 22 September 2000

Your Ref:

My Ref: **Elaine Connor - AG/2000/2407**

Mrs J Prior
C/O Redwing Structures (Marlow) Ltd
10 Fanshaw Road
Thame
Oxon
OX9 3LF

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 Sir/Madam

Application Number: AG/2000/2407

Site Address:Priors Farm, Easthampstead Road, , Wokingham.

Proposal: Application for agricultural determination for the proposed erection of an agricultural building..

Thank you for the above application, which has now been accepted along with the sum of £35.00 in fees.

If by the **20/10/2000** 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 Connor,** on **(0118) 974 6451** quoting reference number **AG/2000/2407.**

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,

John Mitchell

John Mitchell
Development Control Manager

WORK SHEET FOR : Elaine Connor

Application Number : AG/2000/2407

Applicant : Mrs J Prior C/O Redwing Structures (Marlow) Ltd.

Location : ~~Forest Mkt Service Centre~~ Priors Farm, Easthampstead Road, , Wokingham.

Proposal : Application for agricultural determination for the proposed erection of an agricultural building.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 22/09/2000

Earliest Date for Decision : 13/10/2000

Latest Consultation Date/Site Notice Expiry Date : 13/10/2000

This application will have expired on: 20/10/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: AG/2000/2407

Appraisal :

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

Application Number AG/2000/2407
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: ~~Forest Mont Service~~ Centre Priors Farm Easthampstead Road Wokingham.

APPLICATION NUMBER: AG/2000/2407

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

28 DAYS

Start date:	22 SEP 2000
Officer: EC	Application No. AG | 2000 | 2407

Map No. ..... **Site** .....

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

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

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

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

Description:

(AO) APPLICATION FOR AGRICULTURAL DETERMINATION ~~FOR PROPOS~~ FOR THE PROPOSED ERECTION OF AN AGRICULTURAL BUILDING

Location: PRIORS FARM, EASTHAMPSTEAD ROAD

Parish: WOKINGHAM W/OUT Ward: Cllrs Lewis, Ross & Heller-Symons

Applicant: MRS PRIOR

Fee Received 35-00 (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 : ..... 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 (BABTIE) .....
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:

.....
.....
.....

NEIGHBOURS:

.....
.....
.....
.....
.....
.....
.....
.....
.....

1764

① PRIORS FARM

ADDRESS EASTHAMPSTEAD ROAD PARISH WOK/WITHOUT

PLOT No. X PART SUTTON COURT FARM ORD. SHEET No. SU.8366 (92)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1081/57	MESSRS. R. PURSER & SON	O/L. RES. DEV.	20.2.58	N/A REF.
23446	MR. J. PRIOR	O/L. BUNGALOW & GARAGE	23.5.85	N/A REF
24657	"	"	8.1.86	R
25346	"	"	22.5.86	C/A
DRA 1127	"	BUNGALOW & GARAGE	~~25.7.86~~ 15.86	APP
28158	"	SWIMMING POOL/LOBBY	7.8.87	C/A
40321	"	C/O/USE REDUNDANT FARM	24.2.93	
[illegible]	"	BLDGS. B1(c) 32 & B8		C/A
41090	"	REMOVAL PORTACABIN/	8.7.93	C/A
		ERECT TOILET BLOCK & MESSROOM		
FP93/1920	"	HT. TO FORM MESSROOM WITH 2 TOILETS	5.10.93	APP

UNITS 1-6

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 40321 — REMOVAL PD RIGHTS PD Enq mrs prior Agric Building 15.10.96

DRAINAGE

1933

② UNITS 1-6 PRIORS FARM **E**

ADDRESS EASTHAMPSTEAD ROAD PARISH WOK/WITHOUT

UNITS 1 & 5 are FOREST M.O.T. SERVICE CENTRE

PLOT No. UNITS 2,3,4 & 6 are PENTA FOODS LTD ORD. SHEET No. SU. 8366

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
40321	MESSRS. R. PURSER & SON	C/O/use Redundant Farm	24.2.93	C/A
	MR. J. PRIOR	BLDS. B1(c) 32, B8		
41090	"	REMOVAL PORTACABIN		
		ERECT TOILET BLOCK &	8.7.93	C/A
		MESSROOM		
FP93/1920	"	MESSROOM + 2 TOILETS	5.10.93	APP
44963	MR J. PRIOR	VAR. COND 10 ON 40321	1.3.96	C/A
95/61054/VAR		(VISIBILITY SPLAYS)		
97/65660/F	"	WORKSHOP & W.C.	18.7.97	REF
97/66304/A	FOREST MOT UNIT 1	(RETRO) SIGN	17.10.97	REF
99/70120/O	N PRIOR	Football ground etc.		
99/70212/F	Priors Farm - J Prior	Erection of barn for	21-12-99	REF
		Storage + parking area		

MINISTRY DECISION 97/66304/A - APPEAL DISMISSED - 26.5.98

SPECIAL ORDERS 40321 - REMOVAL PD RIGHTS Unit 6

E - Mess Officer & Raised Storage Platform within Food Storage Warehouse

1933 (3) PRIORS FARM

ADDRESS EASTHAMPSTEAD ROAD PARISH WOK / WITHOUT

PLOT No ORD. SHEET No.

BUILDER * to form customer reception with disabled access

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP/1999/0136	Penta Foods Ltd.	Temp per 2 Portacabins Unit 6	1. 2. 00	App
F/2000/1473	Forest MOT & Service Centre	Unit 5 - S/SL Ext to Workshop*		
FP/2000/0701	Mr M Brown	S/S ext to Workshop	21.06.00	APP

MINISTRY DECISION

SPECIAL ORDERS

Redwing Structures

BUILDING FOR FARM & INDUSTRY

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

20 September 2000

Dear Sirs

Re: Proposed Agricultural Building at Priors Farm, Easthampstead Road, Wokingham (Mrs J Prior)

We refer to our recent conversations with Elaine Connor and Mike Thorpe and accordingly enclose our application for agricultural determination of this proposal.

Our letter dated 5 September explains the nature and purpose of the structure – a further copy is attached. Also attached is a copy of an earlier letter, signed by John Mitchell, which would appear to confirm that determination procedures apply to bona fide farm buildings to be erected on this site. We would like to draw attention to the following key points:

1. Usage is agricultural as described in letter dated 5/9/2000.
2. Gross covered area proposed at 419 sq. metres is 46 metres under the statutory limit.
3. The external finishes and general appearance are similar to the building already approved (15/5/2000).
4. The location of the site has already been discussed informally and appears to be acceptable.
5. Demolition of 82 sq. metres of old buildings will take place to make way for the new proposal.

We contend that this notification project qualifies on all counts under current legislation and look forward to your response.

Yours faithfully

Bernard Broad
Redwing Structures (Marlow) Ltd

Redwing Structures (Marlow) Ltd
10 Fanshawe Road, Thame, Oxfordshire OX9 3LF
Tel/Fax: 01844 215413

Registered office: Colston Bush, 43 High Street, Marlow SL7 1BA
Registration No. 3484838 VAT No. 697 5050 01

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 15 May, 2000
My ref: EC/AO42
Your ref:

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

Mrs J M Prior
Priors Farm
Eastampstead Road
Wokingham
RG40 3BQ

A 9/2000/2607

Dear Mrs Prior

RE: PROPOSED ERECTION OF AGRICULTURAL BUILDING AT PRIORS FARM, EASTHAMPSTEAD ROAD, WOKINGHAM WITHOUT
AO42

I refer to your notification for the erection of an agricultural building at Priors Farm, Easthampstead Road.

I am writing to inform you that the Local Planning Authority does not require prior approval for this scheme.

I hope this information is of assistance to you.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Redwing Structures

BUILDING FOR FARM & INDUSTRY

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

20 September 2000

Dear Sirs

Re: Proposed Agricultural Building at Priors Farm, Easthampstead Road, Wokingham (Mrs J Prior)

We refer to our recent conversations with Elaine Connor and Mike Thorpe and accordingly enclose our application for agricultural determination of this proposal.

Our letter dated 5 September explains the nature and purpose of the structure – a further copy is attached. Also attached is a copy of an earlier letter, signed by John Mitchell, which would appear to confirm that determination procedures apply to bona fide farm buildings to be erected on this site. We would like to draw attention to the following key points:

1. Usage is agricultural as described in letter dated 5/9/2000.

2. Gross covered area proposed at 419 sq. metres is 46 metres under the statutory limit.

3. The external finishes and general appearance are similar to the building already approved (15/5/2000).

4. The location of the site has already been discussed informally and appears to be acceptable.

5. Demolition of 82 sq. metres of old buildings will take place to make way for the new proposal.

We contend that this notification project qualifies on all counts under current legislation and look forward to your response.

Yours faithfully

Bernard Broad
Redwing Structures (Marlow) Ltd

Redwing Structures (Marlow) Ltd
10 Fanshawe Road, Thame, Oxfordshire OX9 3LF
Tel/Fax: 01844 215413

Registered office: Colston Bush, 43 High Street, Marlow SL7 1BA
Registration No. 3484838 VAT No. 697 5050 01

AG/2000/2407

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

Office use only

Model 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.
- If completing this form by typewriter, please use the alignment guidelines in the margins of each page.

1. The site

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

REDWING STRUCTURES (MARLOW) Ltd
10, FANSHAWE ROAD. THAME OXFORDSHIRE
OX9 3LF

Telephone

01844-215413

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

MRS. J.M. PRIOR.
PRIORS FARM, EASTHAMPSTEAD ROAD, WOKINGHAM
RG40 3BQ.

Telephone

01189 771690

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

43 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?

SU8347 6685.

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: AGRICULTURAL STEEL FRAME.

ii. Dimensions

length	18.300	metres
breadth	12.200	metres
height to eaves	5.500	metres
height to ridge	7.000	metres

iii. Walls

materials	PLASTISOL COATED STEEL.
external colour	DK. GREEN - ONESIDE OPEN.

iv. Roof

materials	PROFILED FIBRE CEMENT.
external colour	NATURAL GREY.

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

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

N/A

6. **Fee**

i. Please confirm you have included your fee of ~~£80~~ £35 (for development in section 2 or 3) by ticking this box [✓]

7. **Signature**

Signature

B Broad

p.p. MRS J.M. PRIOR

Name (BLOCK CAPITALS)

B. BROAD. REDWING STRUCTURES

Date

14-9-2000

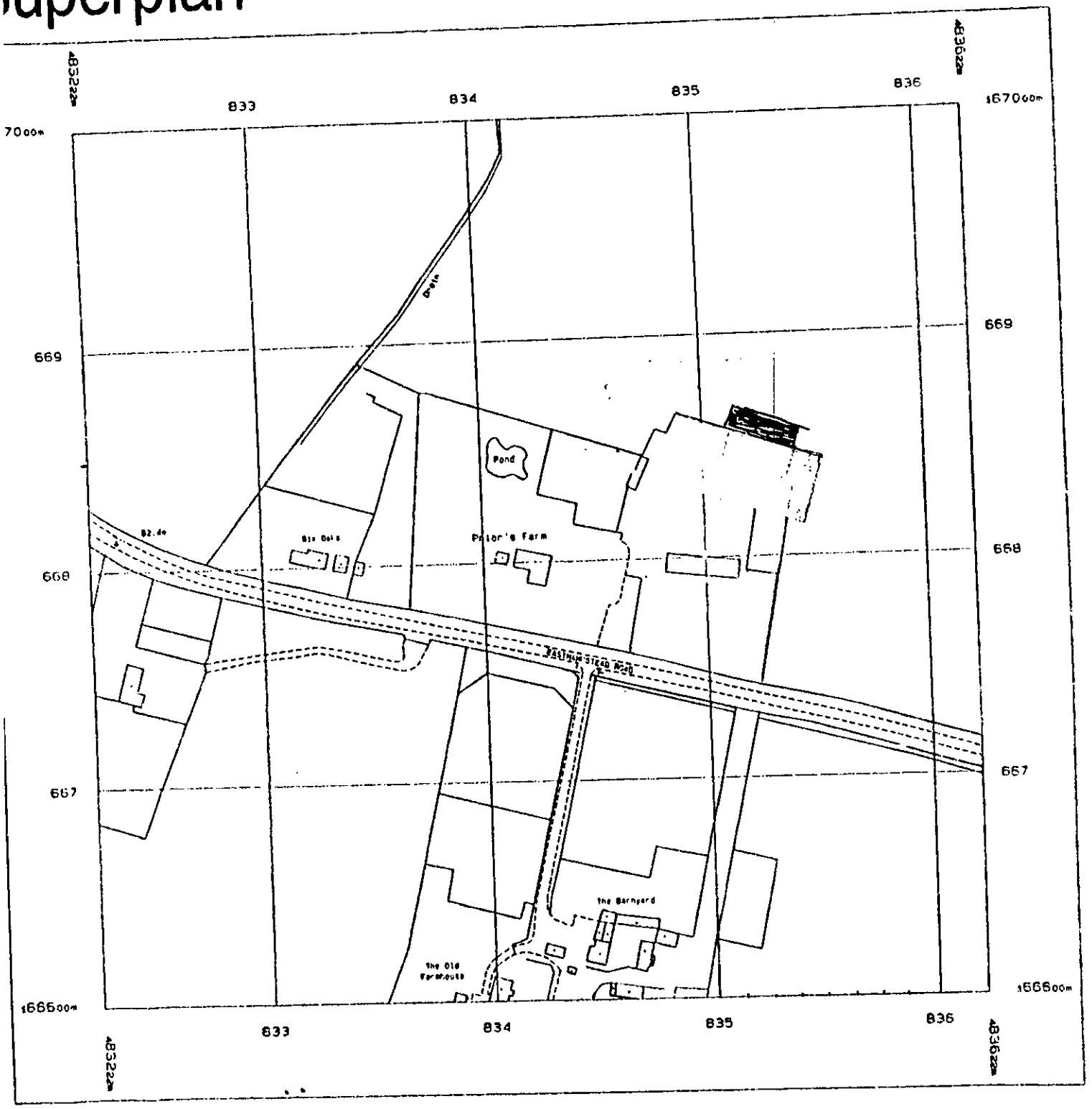
Printed in the United Kingdom for HMSO.
Dd.0294616. 1/92. C50. 338514. 5673. 180597

Ordnance Survey®

Superplan

Planning Extract - 2

Site-centred



Produced 13 Jul 1999 from t
data and incorporating surv
available at this date. © C

Reproduction in whole or in
without the prior permissio

: reference at centre
SU8366

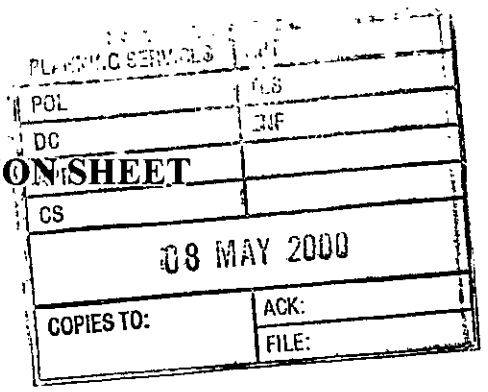
This Superplan product does
all recorded map information

APPLICATION FOR GENERAL PURPOSE BARN
SITE LOCATION PLAN

PRIORS FARM, EASTHAMPSTEAD ROAD, WOKINGHAM

Dwg No:99029/3 Date: 13/07/99
By: KL Scale: 1:2500

WOODCHURCH CLARKE & COMPANY
Pennybridge Farm, Mayfield, East Sussex
Tel: 0143[illegible]3 Fax: 01435 873573



WOKINGHAM WITHOUT CONSULTATION SHEET

CASE OFFICER: Miss O'Connor

APPLICATION NO: AO42

SITE: PRIORS FARM, EASTHAMPSTEAD ROAD, WOKINGHAM

PROPOSAL: Store for Grain & Hay

.....

COMMENTS:

No objections

SIGNED..... **DATE...05.05.2000**
CLERK TO WOKINGHAM WITHOUT PARISH COUNCIL

Redwing Structures (Marlow) Ltd
10 Fanshawe Road, Thame, Oxfordshire OX9 3LF
Tel/Fax: 01844 215413

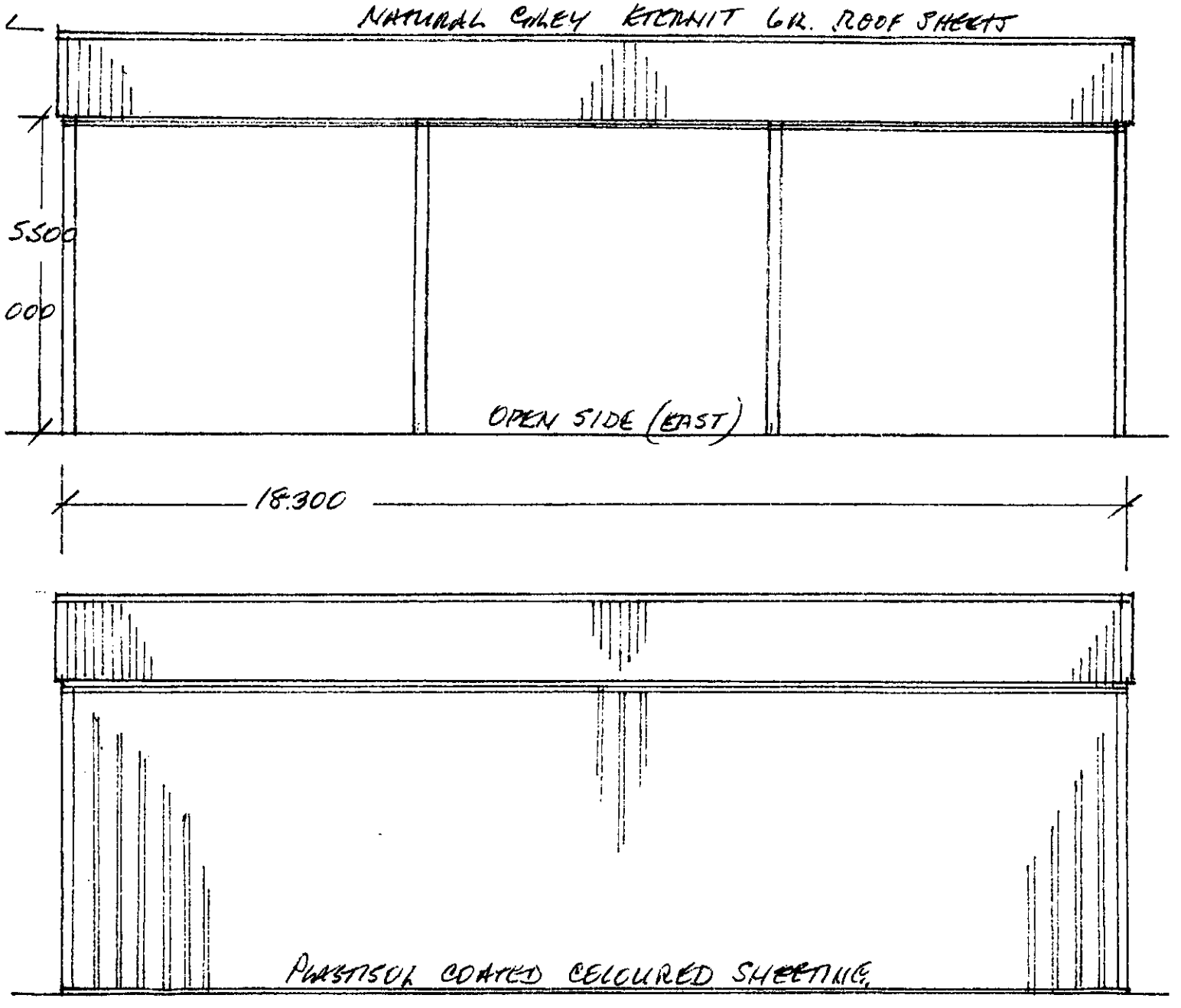
Registered office: Colston Busn. 43 High Street, Marlow SL7 1BA
Registration No. 3484838. VAT No. 697 5050 01

PROPOSED G.P BUILDING
PRIORS FARM
WORMINGHALL.

1.100

AG/2000/2407

. SIDE ELEVATIONS



PROPOSED G.P. BUILDING

PRIORS FARM,

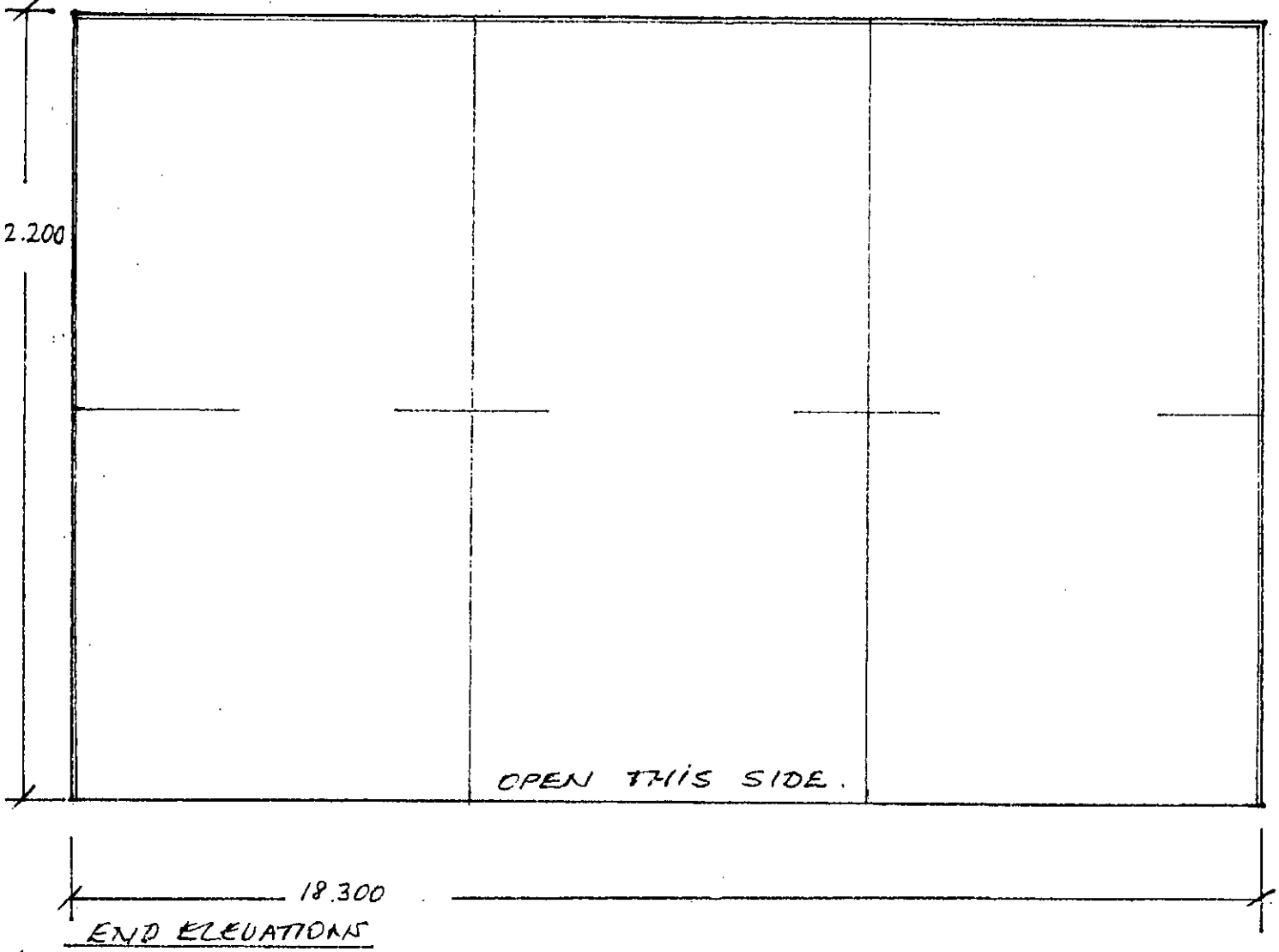
WOKINGHAM.

Redwing Structures (Marlow) Ltd
10 Fanshawe Road, Thame, Oxfordshire OX9 3LF
Tel/Fax: 01844 215413

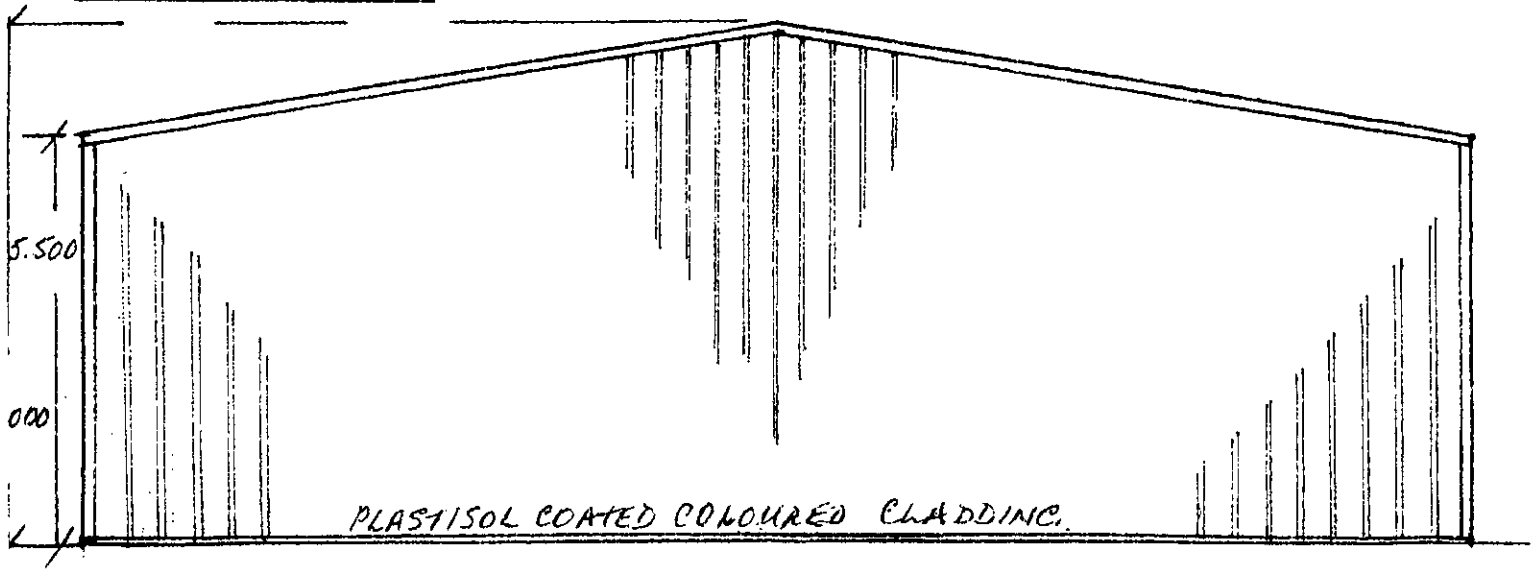
Registered office: Colston Bush, 43 High Street, Marlow SL7 1BA
Registration No. 3484835 VAT No. 697 5050 01

AG/2000/2407

PLAN.



END ELEVATIONS

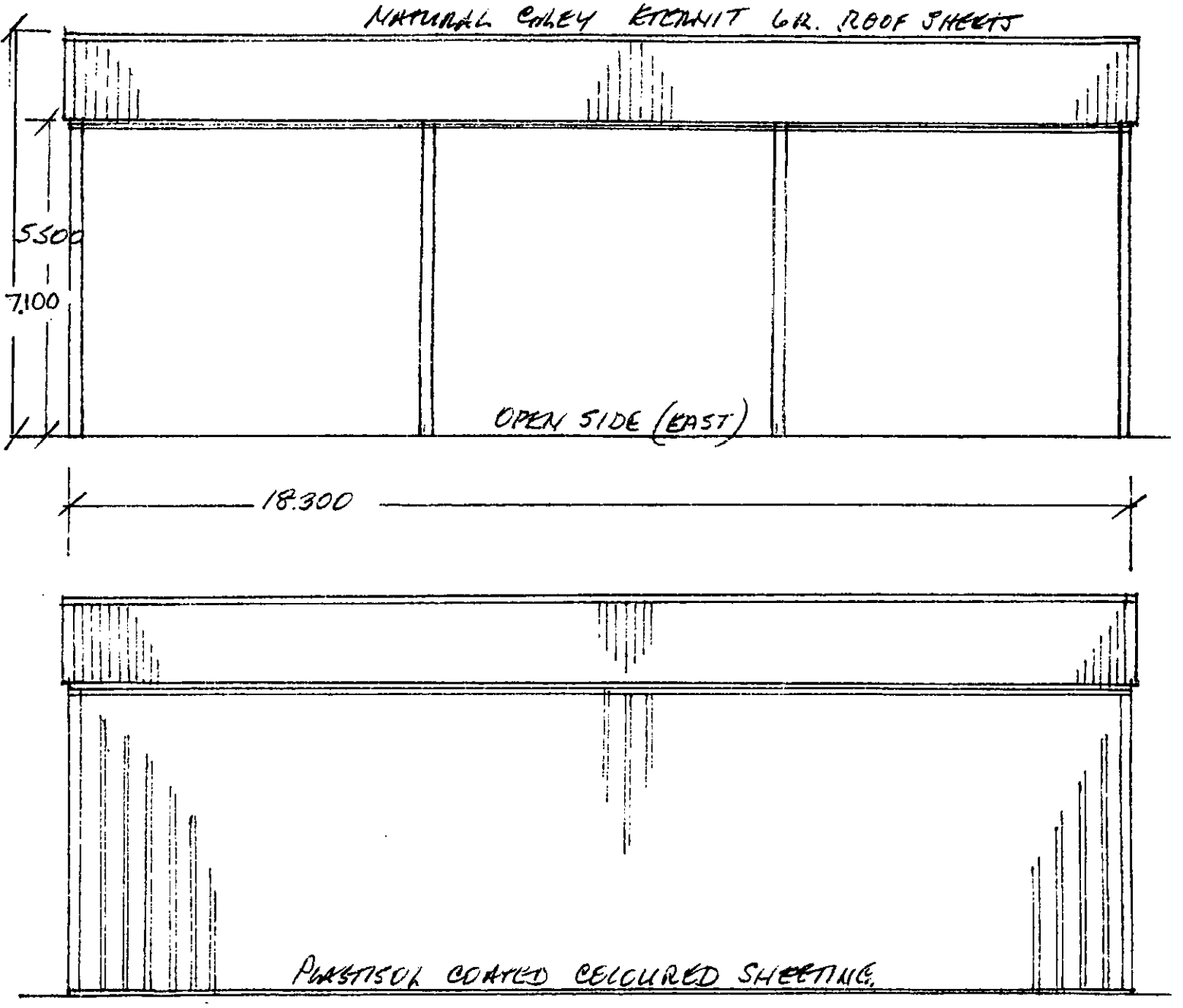


Redwing Structures (Marlow) Ltd
10 Fanshawe Road, Thame, Oxfordshire OX9 3LF
Tel/Fax: 01844 215413

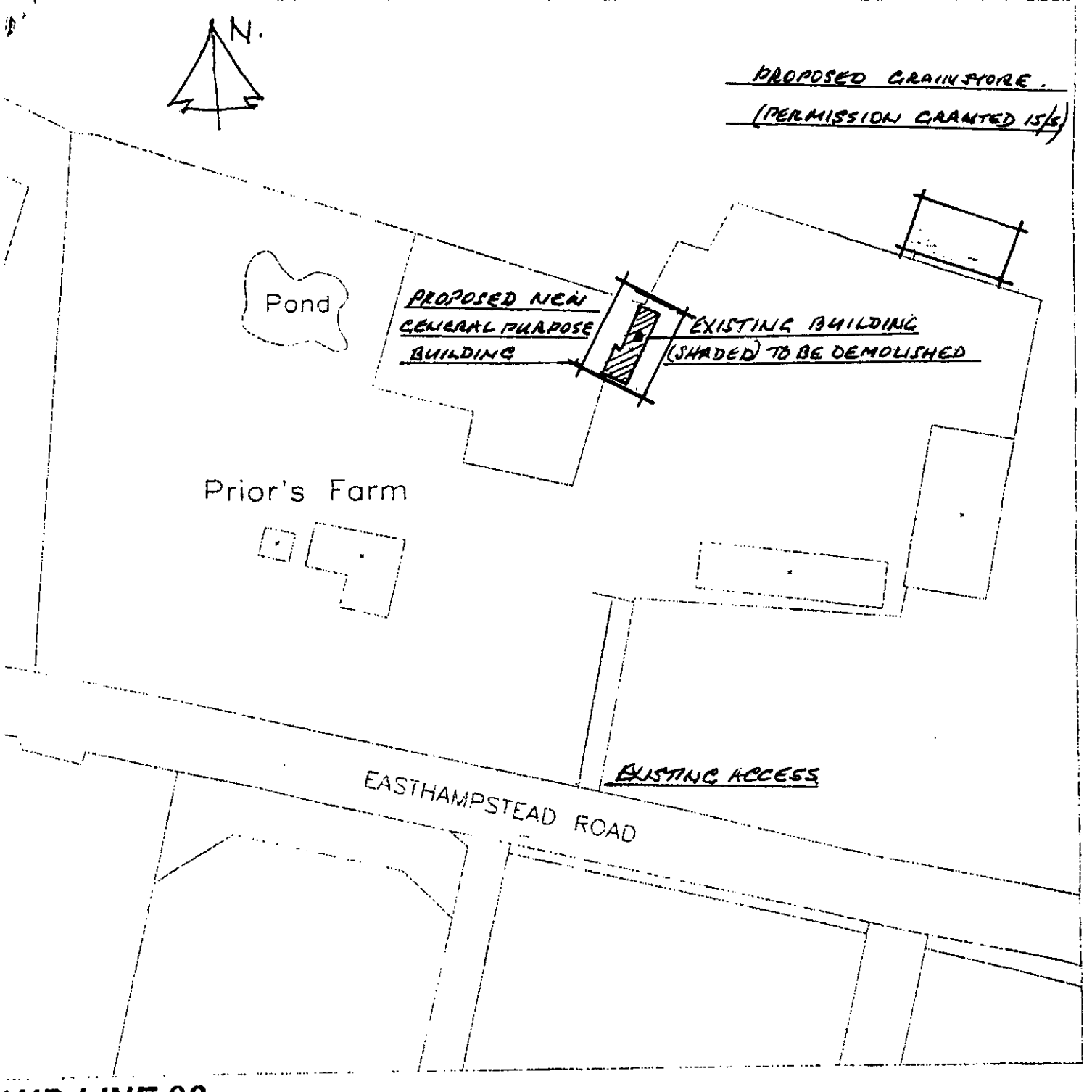
Registered office: Colston Bush, 43 High Street, Marlow SL7 1BA
Registration No. 3464638 VAT No. 697 5050 01

PROPOSED C.P BUILDING
PRIORS FARM.
WOKINGHAM.

SIDE ELEVATIONS



dnance Survey SU8366 1:1000



ND-LINE 93

SITE / LOCATION PLAN.

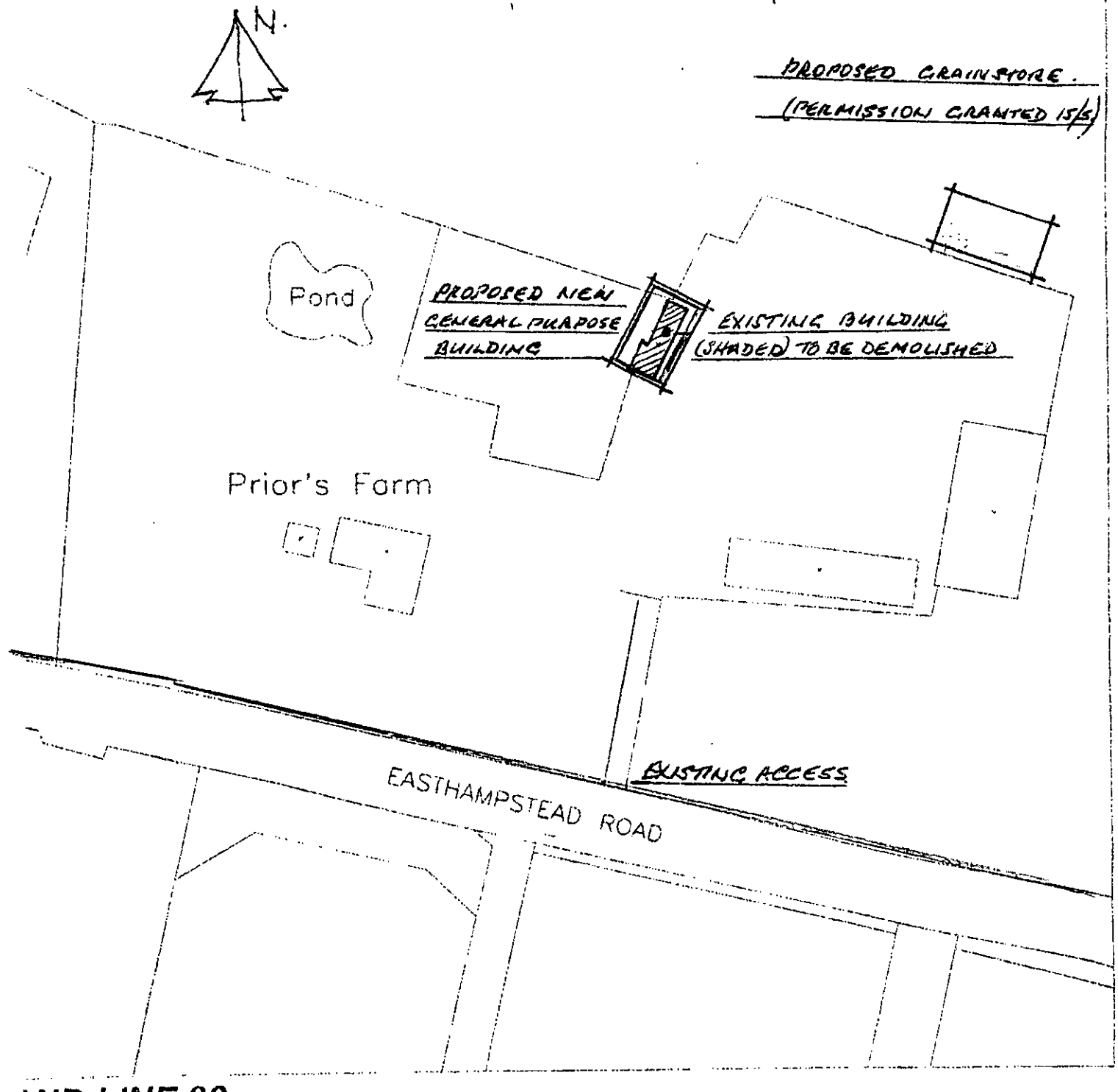
MRS. J.M. PRIOR.

PRIORS FARM

EASTHAMPSTEAD ROAD

WOKINGHAM. RG40 3BQ.

dnance Survey SU8366 AC/2407 1·1000



ND-LINE 93

SITE/LOCATION PLAN.

MRS. J.M. PRIOR.

PRIORS FARM

EASTHAMPSTEAD ROAD

WOKINGHAM. RG40 3BQ