SOUTHPORT U.K
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0333

LOCATION:
Village Hall Eversley Road Reading.

APPLICANT:
Arborfield & Newland Parish Council C/O Andesign

PROPOSAL:
Proposed single storey rear extension to hall.

EARLIEST DATE FOR DECISION: **12/02/2000**

APPLICATION EXPIRY DATE: **03/03/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Arborfield & Newland Parish Council
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/0333

Parish: **ARBORFIELD**

Location: **Village Hall, Eversley Road, Arborfield Cross, Reading.**

Proposal: **Proposed single storey rear extension to hall.**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. No building work shall be carried out until window in roof and door details have been submitted to and approved by the Local Planning Authority. Development shall be carried out in full accordance with these approved details and thereafter maintained.

Condition
4. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the character and appearance of the Conservation Area.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 11 April 2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

ADDRESS ARBORFIELD VILLAGE HALL PARISH ARBORFIELD

PLOT No. LUDSLEY ROAD ORD. SHEET No.

BUILDER

Plan No. 590/73	Applicant	Description of Development	Date of Decision 73	Decision
BC 5193	VILLAGE HALL MANAGEMENT COMM.	STORE	30.7.76	APP
591591		Shed for storage	26.8.76	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 28 September, 1999
My ref. AO/Arb.hall

Mrs K 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) 977 8909
DX: 33506 – Wokingham

Dear Mrs Cowan

PROPOSED EXTENSION TO ARBORFIELD VILLAGE HALL

Thank you for your letter and enclosed plan. I have visited the site and have spotted no obvious problems (providing the existing site boundary screening remains) except possibly car parking. I note that additional parking is proposed at the rear. Outline planning permission has been granted for a dwelling on land adjacent to the north side of the village hall in the side garden of Sunrise. The access should be kept as far as possible from the north side boundary and a landscaped buffer zone retained between the proposed parking and the rear garden of this plot and the rear garden of No. 20 Chamberlain Gardens to the rear of the site.

I have also passed copies of your plans to Harold Sanders and the highway officers. I suggest that you discuss the proposed access and parking arrangements with a highway officer as soon as possible.

However, I advise you that the above is informal advice only, is given without prejudice and does not commit the authority to approving such an application. Meanwhile, if you wish to discuss this matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: Neil Trotter, highways
Harold Sanders

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 29 September, 1999
My ref. AO/Arb.hall

Mrs K 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) 977 8909
DX: 33506 – Wokingham

Dear Mrs Cowan

PROPOSED EXTENSION TO ARBORFIELD VILLAGE HALL

I have now received comments from Harold Sanders on the design of the proposed extension. He considers that while the design is practical, it lacks visual sensitivity. He suggests that a section through the existing hall may help to find an alternative solution. I enclose his sketches of a possible simplified form.

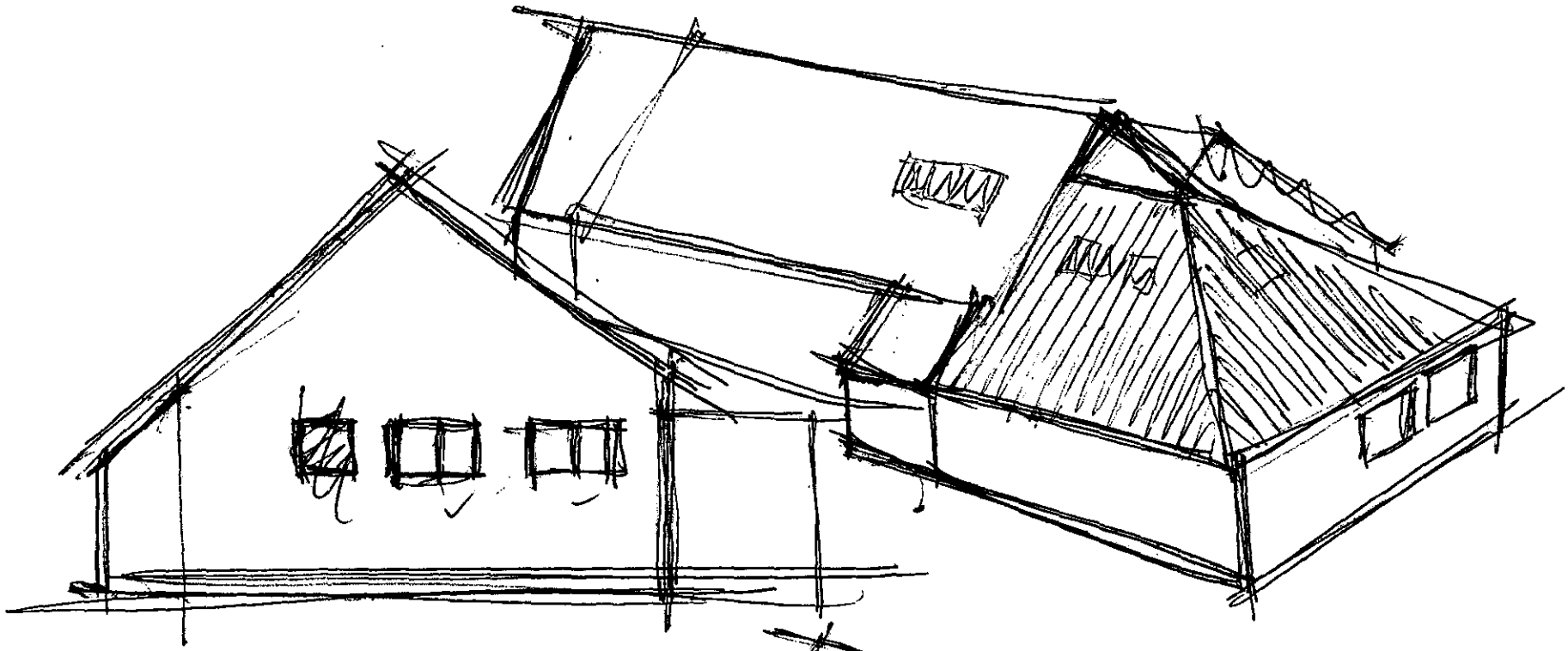
If you wish to discuss this matter further please contact either Harold Sanders on 0118 974 6465 or me.

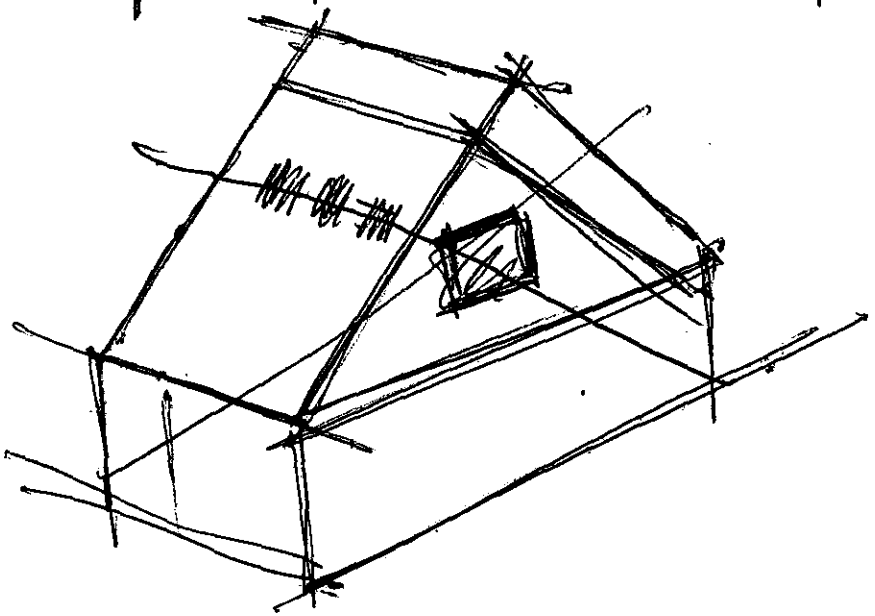
Yours sincerely

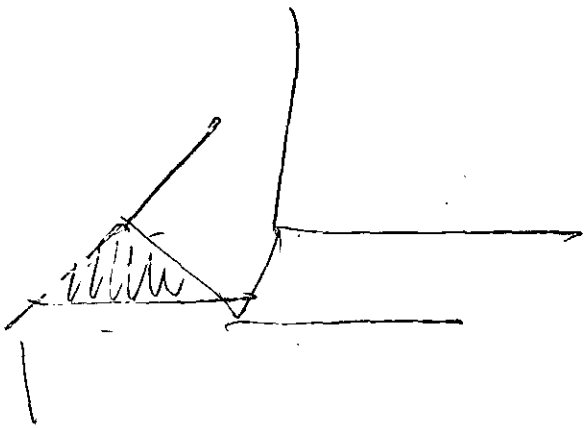
AO

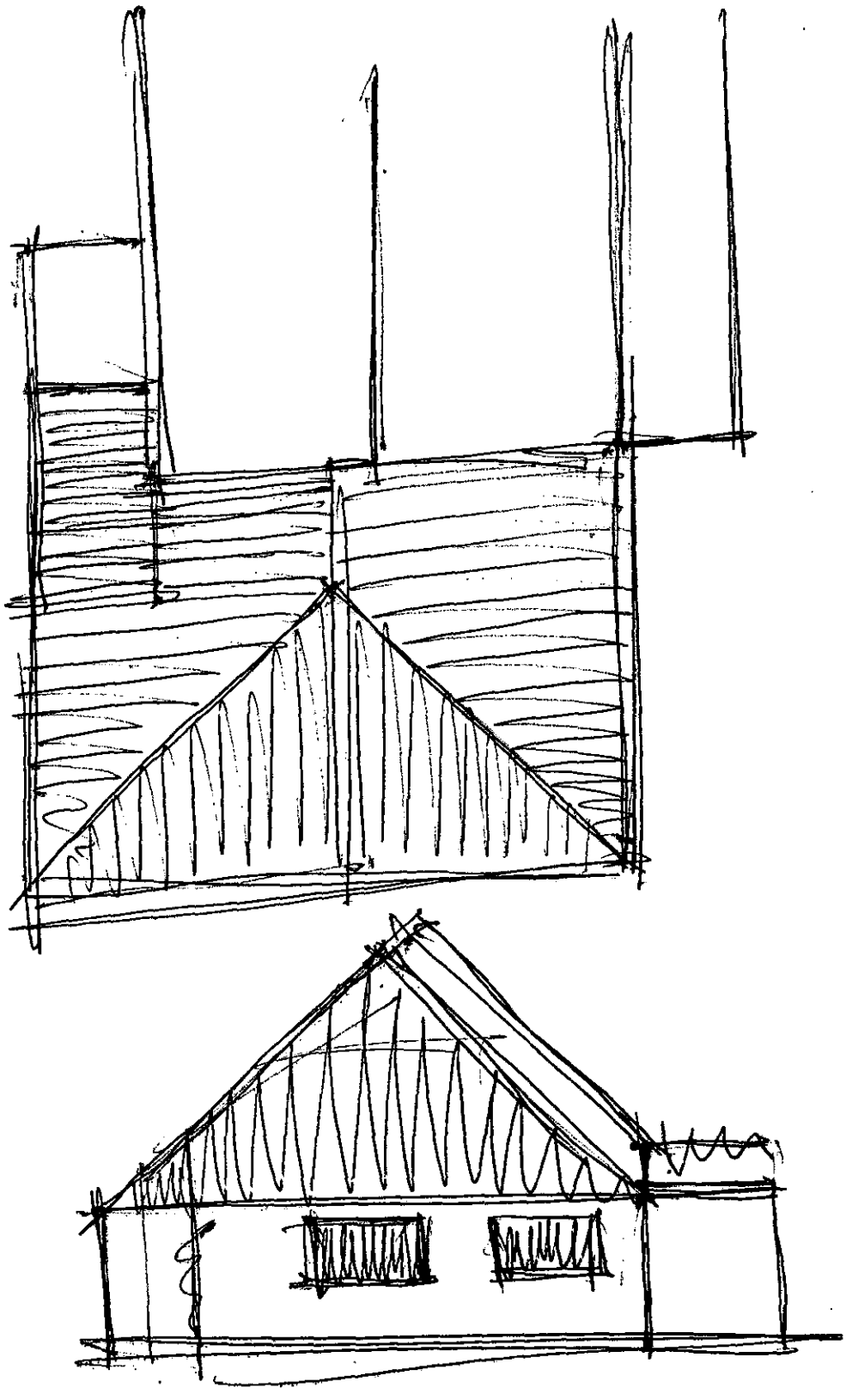
MRS A ODELL
Senior Planner

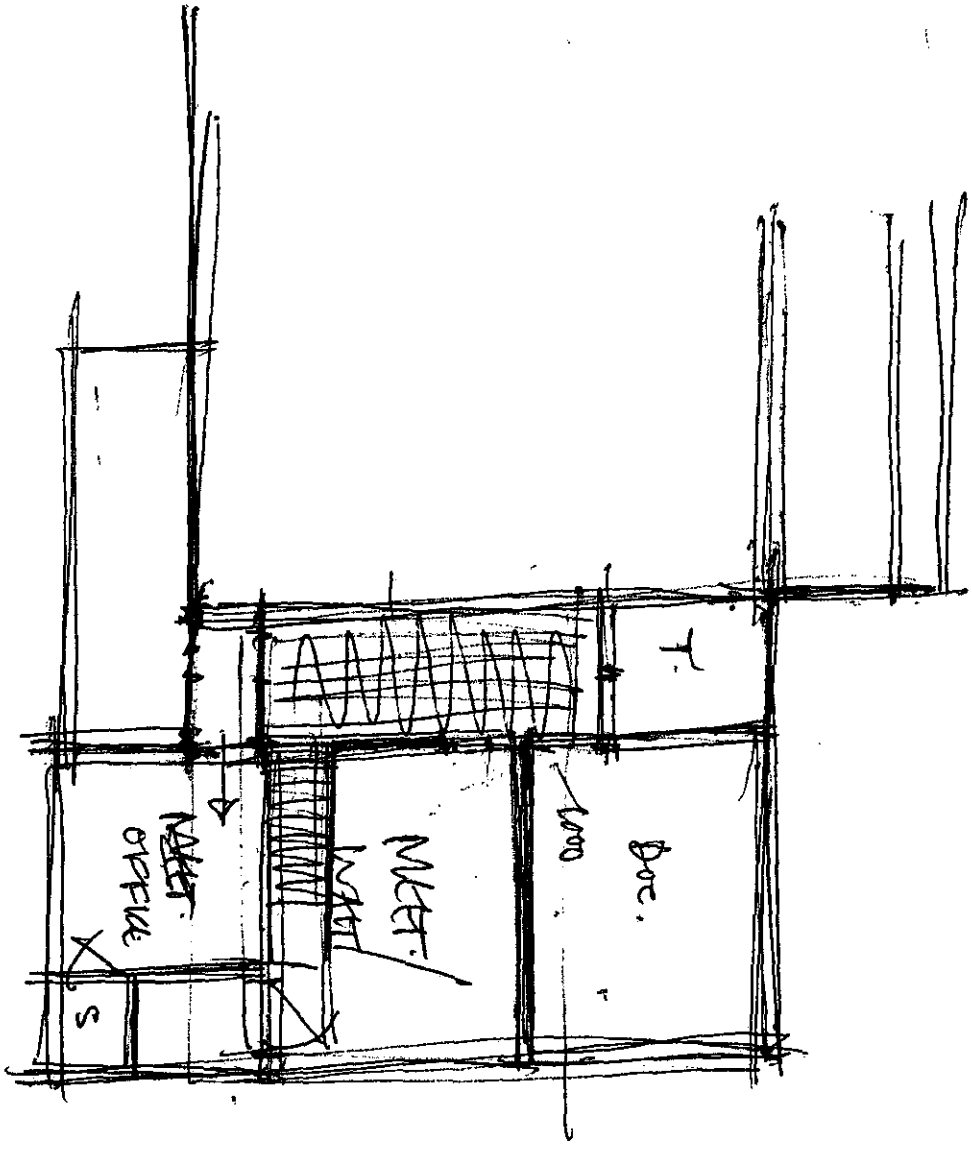
cc: Harold Sanders







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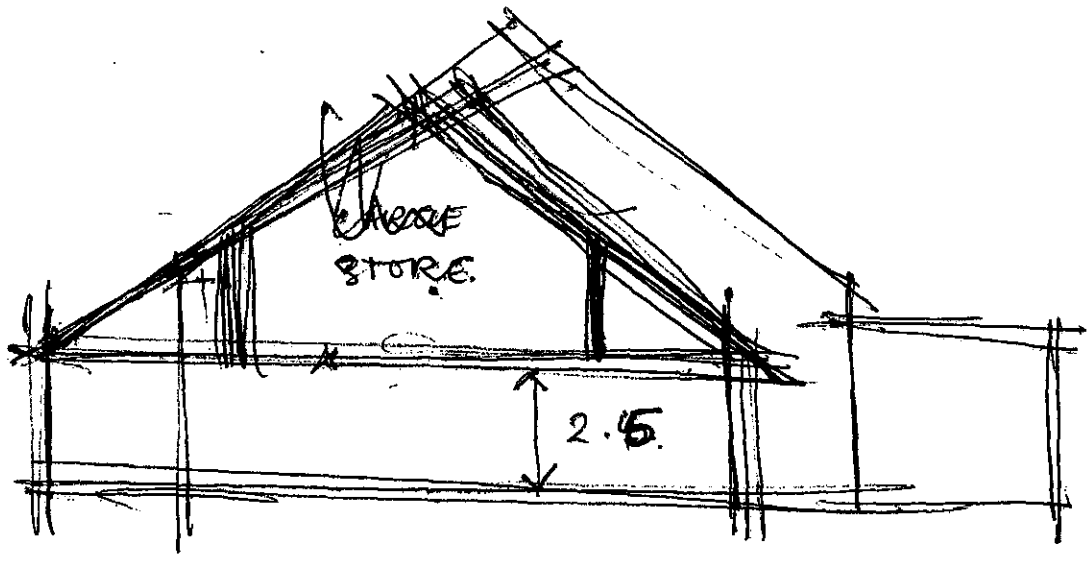
STORE.
2.5.

Received by Wokingham District Council

Application No: F/2000/0333

Proposal:

Proposed single storey rear extension to hall.

Location:

Village Hall Eversley Road Arborfield Cross.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/02/2000. 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

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0333 EC
BUILDING CONTROL NUMBER	FP2000/0177 Martin
~~APPLICANT~~/AGENT	Andrew Gin
ADDRESS OF SITE	Arborfield Village Hall Eversley Road ARBORFIELD
DESCRIPTION OF PROPOSED WORK	S/S rear ext to hall

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2856A	AH/E/2856
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/4/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	17/4/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/0333
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC52	SR12	
3	SC65	SR26.	INS: WINDOW IN ROOF & DOOR DETAILS
4	SC23	SR06	'Parking & turning'

RECORD OF SITE VISIT

SITE ADDRESS: Village Hall Eversley Road Reading.

APPLICATION NUMBER: F/2000/0333

OFFICER: Elaine Connor

DATE OF SITE VISIT: 9.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
Conservation area.
Arboricld village.
Mixture of prop. types / commercial & residential

3. DESCRIPTION OF SITE/BUILDING
detached property - in use as village hall.
open plan to front of prop.

4. RELATIONSHIP TO ADJOINING PROPERTIES
high hedging along side boundaries

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0333

Applicant : Arborfield & Newland Parish Council C/O Andesign.

Location : Village Hall Eversley Road Arborfield Cross.
Proposal : Proposed single storey rear extension to hall.

Site Notice Displayed ? :

YES	NO	DATE
✓		9.2.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 9.2.2000

Date Registered : 07/01/2000

Earliest Date for Decision : 12/02/2000

Latest Consultation Date/Site Notice Expiry Date : 12/02/2000

Application Expiry Date: 03/03/2000

Consultation Responses :

HIGHWAYS : cond. approval SC23 (Parking & turning) SR06.

P. COUNCIL : No objection .

CONSERVATION ARCH : see file for comments.

Planning Issues :

* IMPACT UPON CHARACTER OF AREA.
* " " NEIGHB. PROPS.

Application Number: F/2000/0333
PROP: S.ST. REAR EXTENSION
Appraisal :

• IMPACT UPON CHARACTER OF AREA:

Arborfield Cross has been designated as a conservation area. The village hall which is the subject of this application is located within the conservation area.
The development proposed is a single storey rear extension to provide an office, store, meeting room & doctors surgery.
Whilst the design of the extension is not considered to be ideal in terms of design, & having discussed the layout with the agent it is not considered that any further contribution as to an alternative can be made. Given that the proposed extension will not be visible from the front of the property it is not considered that a refusal could be substantiated

It is therefore considered that the proposed development will have an adverse negative impact upon the character of the area.

• IMPACT UPON NEIGHBOURING PROP:

The village hall is located a sufficient distance from each of its neighb. props. Given that the proposed development is single storey to the rear it is not considered that it will have an adverse negative impact upon either of the neighbouring props.

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

Tel: (0118) 974 6451

Date: 28|3|2000

My ref: F/2000/0333

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: 33605 – Wokingham

Dear Councillor

Application Number: F/2000/0333
Village Hall Eversley Road Arborfield Cross.
Proposed single storey rear extension to hall.

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 Elaine Connor on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 7/4/00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0333**
Village Hall Eversley Road ~~Reading~~. Arborfield Cross
Proposed single storey rear extension to hall.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Print Name: _____

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

To:
Highways

From: Elaine Connor

Date: 19 January 2000

Application Number: F/2000/0333

Proposal: Proposed single storey rear extension to hall..

Site Address:
Village Hall, Eversley Road, Arborfield Cross.

Applicant:
Arborfield & Newland Parish Council C/O Andesign.

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

CONDITIONAL APPROVAL

SC 23 - PARKING & TURNING (SR06)

N.S. Trotter

26-01-00

To:
Harold Sanders
Urban Design And Conservation Officer

20 JAN 2000

From: Elaine Connor

Date: 19 January 2000

Application Number: F/2000/0333

Proposal: Proposed single storey rear extension to hall..

Site Address:
Village Hall, Eversley Road, Arborfield Cross.

Applicant:
Arborfield & Newland Parish Council C/O Andesign.

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

See separate comments sheet.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 14/03/00

Location:
Village Hall Eversley Road Arborfield Cross
Proposal:
Village hall extension
Application Number: F/2000/0333

In response to your consultation for the above application, the Conservation/Design/Listed Buildings comments are as follows;

Having discussed the layout with the agent I do not consider I can contribute any further to this design at this stage of the Planning process.

Although the Hall is within the Conservation Area, the extension will be screened from the Eversley Road and its visual impact will be minimal.

Materials, roof window + door details to be agreed as a condition of any approval.

I understand an additional car parking is to be provided at the rear of the hall: a detailed layout, including a landscape scheme should also be provided.

Harold Sanders
Conservation Architect

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design

DATE:

PLANNING SERVICES	HPT
POL 14/03/00	TLS
DC	ENF
APP	
CS	

17 MAR 2000

COPIES TO: ACK:

Location:
Village Hall Eversley Road Arborfield Cross
Proposal:
Village hall extension
Application Number: F/2000/0333

In response to your consultation for the above application, the Conservation/Design/Listed Buildings comments are as follows;

Having discussed the layout with the agent I do not consider I can contribute any further to this design at this stage of the Planning process.

Although the Hall is within the Conservation Area, the extension will be screened from the Eversley Road and its visual impact will be minimal.

Materials, roof window + door details to be agreed as a condition of any approval.

I understand an additional car parking is to be provided at the rear of the hall: a detailed layout, including a landscape scheme should also be provided.

Harold Sanders
Conservation Architect

Arborfield & Newland Parish Council

Temporary Office: Birch House
Eversley Road
Arborfield Cross
Berkshire
RG2 9PG
Tel 01189 760281
Fax 01189 760934

15 FEB 2000

8 February 2000

Ms Elaine Connor
Planning Case Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1RW

Dear Ms Connor

F/2000/0333 Village Hall Eversley Road
Single story rear extension

The Parish Council has no objection to the above planning application.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 JAN 2000	
Officer: EC	Application No. F/2000/0333

81/89

Map No. ..... Site ..0-68.....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO HALL

Location: ARBORFIELD VILLAGE HALL EVERSLEY ROAD

Parish: ARBORFIELD Ward: Arborfield 19.1.2000

Applicant: ARBORFIELD & NEWLAND PARISH COUNCIL

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

(S)

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 : 19.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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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

07 JAN 2000* U553

1.	APPLICANT'S NAME	ARBORFIELD AND NEWLAND PARISH COUNCIL
	ADDRESS	BIRCH HOUSE, EVERSLEY ROAD
		ARBORFIELD CROSS, BERKSHIRE
	POST CODE	RG2 9PG PHONE 0118 9760281
2. 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 0118 9784165
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	ARBORFIELD VILLAGE HALL, EVERSLEY 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.		SINGLE SOTREY REAR EXTENSION
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.09 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	AGENTS ON BEHALF OF VILLAGE HALL COMMITTEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/E/2856

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 ?

		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.

VILLAGE HALL

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 XX — 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.**

TO MATCH 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 SURFACE WATER DRAIN

17. **HOW WILL FOUL SEWAGE BE DISPOSED OF?**

To existing system YES/NO XXX

If no, please give details

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

DISABLED TOILET AND RAMPED ACCESS

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 XXX — 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 (50% NORMAL FEE)

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 (ANDRESLCM) ON BEHALF OF ARBORFIELD AND NEWLAND PARISH COUNCIL DATE 6/1/2000

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
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		16.7m2	69m^2	
OTHER	Please Specify				
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	FRONT CAR PARK	
Proposed	REAR CAR PARK	

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.

VILLAGE HALL

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

FOR PUBLIC HIRE

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

Existing Staff	Transferred Staff	New Staff	Total
			NONE

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
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. 07.JAN.2000* 0553

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

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.

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

OR

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
+ See Note (a) to Certificate A		
ARBORFIELD VILLAGE HALL COMMITTEE	c/o BIRCH HOUSE, EVERSLEY ROAD, ARBORFIELD CROSS BERKS	6/1/2000

OR

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

(b) Insert description of steps taken.

- 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) .....

.....

(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).

- 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) Insert description of steps taken

(b) . . . . . .

. . . . . .

(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

Signed . . . . (ANDESIGN) . . . . .

On behalf of . . ARBORFIELD AND NEWLAND PARISH COUNCIL . . . . .

Date . . . . 6/1/2000 . . . . .

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

ANDESIGN
BUILDING PLANS

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

07 JAN 2000* 0595

Mrs A. O'Dell
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:3655

6th January 2000

Dear Mrs O'Dell,

re: **Arborfield Village Hall,Eversley Road, Arborfield**

Further to your negotiations with Mrs K. Cowan on behalf of Arborfield Parish Council, culminating in your letter dated 23rd September 1999, I am now pleased to enclose a formal Planning application for the single storey rear extension to the above property. In finalising the drawings my Clients have taken into account the suggestions made by your colleague, Mr H. Sanders but have ruled these out as not being either practical or appropriate. We would therefore be obliged if you would consider the application on the basis of the deposited drawings which meet fully with the requirements of the Parish Council, The Village Hall Committee and the local Doctors. If you have any queries please do not hesitate to contact my office as it is extremely important that a formal consent for this project is achieved in the minimum possible time.

Yours faithfully,

A. Hester

ADDRESS ARBORFIELD VILLAGE HALL PARISH ARBORFIELD

PLOT No. RUSSLEY ROAD ORD. SHEET No.

BUILDER

Plan No. 590/73	Applicant	Description of Development	Date of Decision 73	Decision
BR 5193	VILLAGE HALL MANAGEMENT COMM.	STORE	30.7.76	APP. A/A
551591		Shed for storage	26.8.76	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

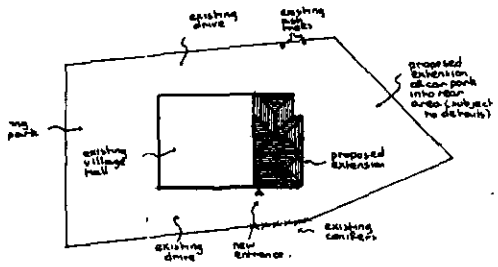
DRAINAGE

091074



west elevation

south elevation



block plan 1:500

