APPLICATION NO:
F/2002/5639

LOCATION:
2 Harvest Place, Wargrave Reading.

APPLICANT:
Mr & Mrs Dick

PROPOSAL:
Proposed erection of 2 metre high wooden fence and repalcement conifer trees.

EARLIEST DATE FOR DECISION: **02/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/03/2002

CASE OFFICER: **Helen Pollock**

253

RAILEX

Hardboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Dick
2, Harvest Place
Wargrave
Reading
Berkshire
RG10 8AQ

Application Number: F/2002/5639

Parish: **WARGRAVE**

Location: **2, Harvest Place, Wargrave, Reading.**

Proposal: **Proposed erection of 2 metre high wooden fence and replacement conifer trees.**

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. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing fencing.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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 EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 01/03/2002

Notice checked by: _____

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

2747.

WORK SHEET FOR : Helen Pollock

Application Number : F/2002/5639

Applicant : Mr & Mrs Dick .

Location : 2, Harvest Place, Wargrave, Reading.
Proposal : Proposed erection of 2 metre high wooden fence and repalcement conifer trees.

Site Notice Displayed ? :

YES	NO	DATE
✓		21/2/2.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 07/01/2002

Earliest Date for Decision : 02/02/2002

Latest Consultation Date/Site Notice Expiry Date : 02/02/2002

This application will have expired on: 04/03/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

landscape - no objection

Wargrave P.C :

Planning Issues :
Impact upon neighbouring properties
Impact upon street scene

Application Number: F/2002/5639

Appraisal:

The proposed development is for the erection of a 2m high timber fence, and replacement of the existing conifers with new specimens, along the rear boundary of the property. Both sides of the rear garden are already enclosed with fencing matching the proposed.

1. Impact upon the street scene & character of area

The proposed development would not be visible from Harvest Place, the proposed fence will match existing and the trees that are proposed to be removed will be replaced. The existing conifers originally formed the entire boundary of harvest Place with the neighbouring school, but many have already been removed and replaced with fencing. It is therefore considered that there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/5639
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C015	R015	

RECORD OF SITE VISIT

SITE ADDRESS: 2 Harvest Place Wargrave Reading. APPLICATION NUMBER: F/2002/5639	OFFICER: Helen Pollock DATE OF SITE VISIT: 21/2/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on hse.

2. DESCRIPTION OF SURROUNDINGS

New res. in Semi Rural area on edge of village.

3. DESCRIPTION OF SITE/BUILDING

large 2 Storey detached hse

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES Existing 5m Conifers along rear of 1+2.

ACCESS/PARKING double garage + 2 parking.

LEVELS N/A.

BOUNDARY TREATMENT 2m close boarded fence to both sides (as proposed + conifers to rear.

OTHERS

No impact to see landscape comments.

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 17 January 2002

Location:	2 Harvest Place, Wargrave
Proposal:	Proposed erection of 2 metre high wooden fence and replacement conifer trees.
Application Number:	F/2002/5639

In response to your consultation dated 9 January 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals, as replacement conifer trees will be planted as part of the scheme.

Catherine Brimble

Catherine Brimble
Landscape Architect

Received by Wokingham District Council

Application No: F/2002/5639

Proposal:
Proposed erection of 2 metre high wooden fence and repalcement conifer trees.

Location:
2, Harvest Place, Wargrave, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5639 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/02/2002. 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 be possible for an individual reply to be issued 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

09 January 2002

**********FILE COPY**********

Tel: 0118 974 6480

Date: **09 January 2002**

My ref: F/2002/5639

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX

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/2002/5639
2, Harvest Place, Wargrave, Reading.
Proposed erection of 2 metre high wooden fence and repalcement conifer trees.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2002/5639**
2, Harvest Place, Wargrave, Reading.
Proposed erection of 2 metre high wooden fence and repalcement conifer trees.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6480

Date: **09 January 2002**

My ref: F/2002/5639

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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
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Dear Councillor

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Helen Pollock

Development Control Officer

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Case officer: **Helen Pollock** Application Number: **F/2002/5639**
2, Harvest Place, Wargrave, Reading.
Proposed erection of 2 metre high wooden fence and repalcement conifer trees.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

**********FILE COPY**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~14 NOV 2001~~ Valid 07 JAN 2002

Officer: HP | Application No. F/2002/5639

Map No. 21 ... Site ... 0.09 ....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF 2M HIGH WOODEN FENCE AND REPLACEMENT CONIFER TREES

Location: 2 HARVEST PLACE

Parish: WARGRAVE Ward: Wargrave 9.1.02 TS.

Applicant: MR/MRS DICK

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

Enforcement Section (1) 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		26/11	✓ 7/1
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	Show exact position of trees & fence	26/11	✓ 7/1
3	Forms unsigned			
4	Correct S 66 certificate			
(5)	Elevation plans	How big will trees be? elevation of fence.	26/11	✓ 7/1
6	Floor plans			
7	Metric scale disclaimer	Imperial measurements. Scale of 1:12 for elevation.		
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 : 9.1.03 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:

.....
.....
No pre-apps. .....

NEIGHBOURS:

S/N + see map. .....
.....
.....
.....
.....
.....
.....
.....
.....

1789/a

SECTION 66 CERTIFICATE

Application No.

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

CERTIFICATE A

I certify that: 07 JAN 2002+ 5839

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

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.

(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).

- 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

Signed . A.W. Duck . . . . . .

On behalf of . . . . . .

Date . 2/11/01 . . . . . .

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

1933

(1)

ADDRESS 2 HARVEST PLACE PARISH WARGRAVE

PLOT No 2 ORD. SHEET No. SU. 7978 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/67508/G	Millgate Homes	6 Det. Dwellings	5/8/99	CA/
98/68439/O	"	O/L 13 Dwellings	15/1/99	R
99/69891/F	"		12/8/99	Wt C/A
C/67508/05 06	"	D. to C. - Appl Archaeological Report	25/8/99	A
99/70347/F	"	6 Det. Dwellings (Amend to 67508)	30.3.00	C
99/70367/A	Mr. & Mrs. Jackson	Erect Det. Dwelling & Garage		
FP99/9062	Millgate Homes	5 Det. Dwellings	1/10/99	APP
C/67508/25&26	"	D. to C. - Appl of Prov. for Constr. Vehicles & clearing of mud & debris	13/10/99	A
C/67508/07 08	"	D. to C. Appl of Visibility	13/10/99	A
C/67508/16	"	D. to C. Appl of Materials	18/10/99	A
C/67508/17	"	D. to C. Appl of Noise Protection Details	19/10/99	R
C/67508/21	"	D. to C. Appl of Surface Waters & Foul Drains	19/10/99	A
C/67508/11	"	D. to C. Appl of Hard & Soft Landscaping	10/12/99	R
12, 13, 14 & 15		Tree Ret. & Maintenance		
A/1999/0108		Erect Non-ill Hoarding		13.12
C/67508/10 & 18		D. to C. for Appl of Hard Surfaces Footway & Safe Crossing		

1933

(2)

ADDRESS 2 HARVEST DRIVE PARISH WARGRAVE

PLOT No 2 ORD. SHEET No. SU. 7978 (21

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/2000/1300	Millgate Homes	D. to C. - 10 & 18 of 67508	23.5.00	A
C/2000/1301	"	D. to C. - 17 - Appl of noise relief	24.10.00	R
C/2000/1304	"	D. to C. 11-15 for Appl of hard & soft landscaping, tree retention & landscape maintenance	4.9.00	A

MINISTRY DECISION

SPECIAL ORDERS

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. 2002* 5639

1.	APPLICANT'S NAME	MR & MRS A.W. DICK
	ADDRESS	2 HARVEST PLACE
		WARGRAVE, READING
	POST CODE	RG10 8AQ PHONE 0118 940 1755
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	N/A
	ADDRESS	
	POST CODE	PHONE
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	NO 2 HARVEST PLACE, REAR OF PLOT ON BORDER WITH PIGGOTS SCHOOL
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REMOVE EXISTING CONIFER TREES ON BORDER WITH SCHOOL, ERECT 2M WOODEN SLAT FENCE & REPLANT CONIFER TREES (TO HEIGHT OF 4.5M)
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1 SKETCH OF LANDSCAPE SCHEME & PLANTING PLAN

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.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/(NO) 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) 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.

N/A

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.

FENCE & HEDGES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system (YES)/NO

If no, please give details

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

N/A

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

N/A

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) 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.

£95

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 AWDick ON BEHALF OF DATE 2/11/01

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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		
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.

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

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

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.

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 Officerresponsible 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 ?

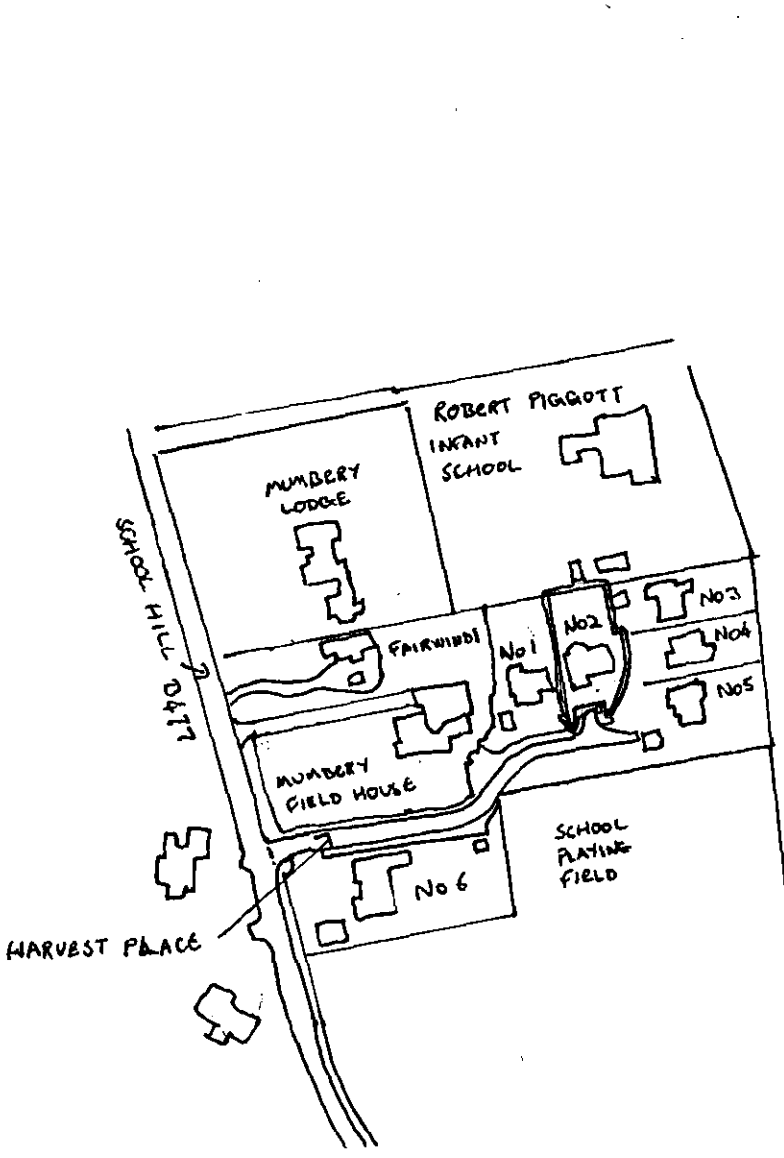
You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive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

DATA PROTECTION ACT 1984

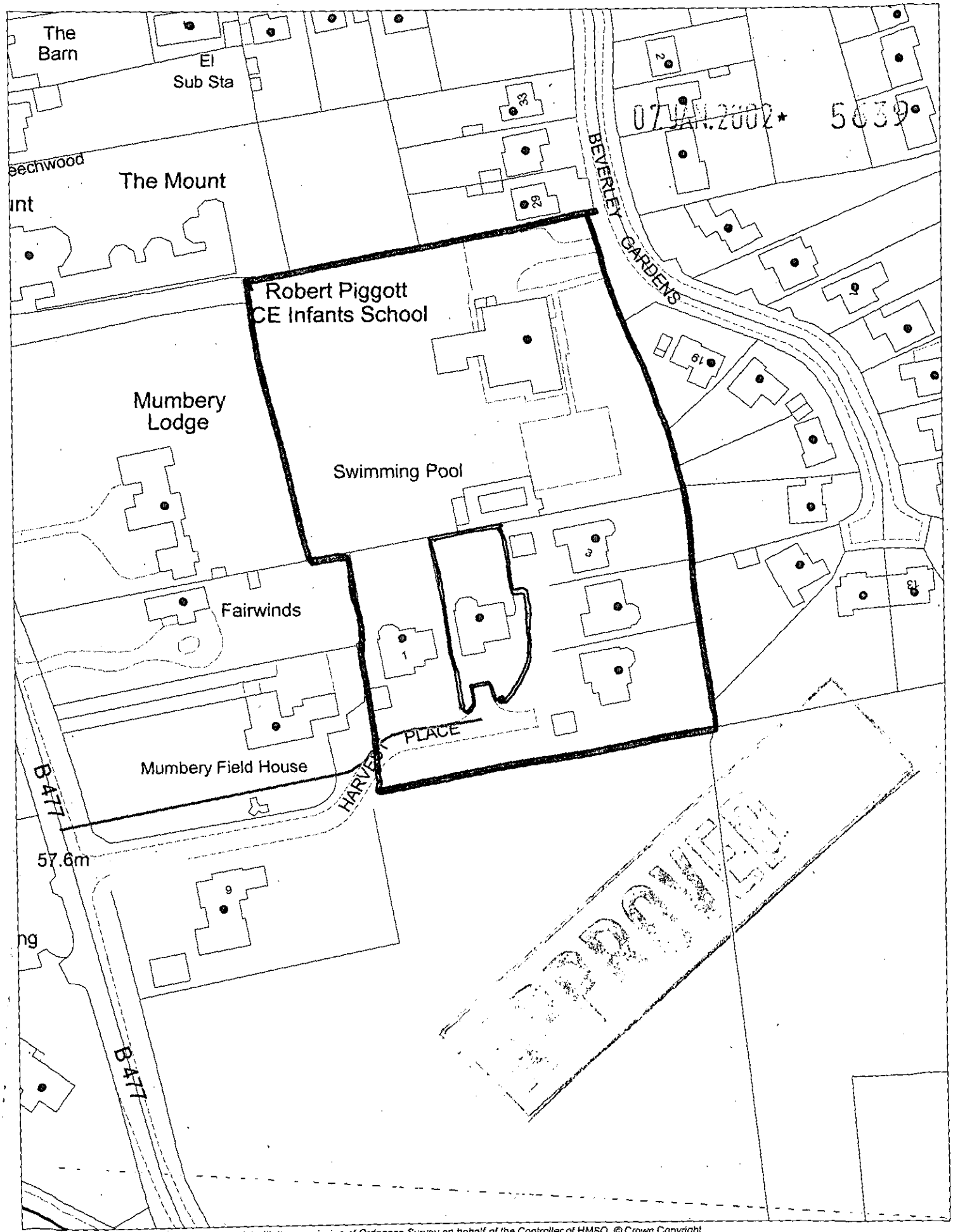
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the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

1:2500 SCALE LOCATION PLAN SHOWING INTERSECTION OF HARVEST PLACE AND SCHOOL HILL (B477) WAREGRAVE

07.JAN.2002* 5639



APPROVED



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Development Control Section, Environmental Services, Wokingham District Council.

7 January 2002

Scale: 1 : 1250

1:500 SCALE BLOCK PLAN

NORTH

EXACT POSITION OF EXISTING TREES SHOWN IN RED. NEW TREES TO BE PLANTED IN SAME POSITION

FENCE TO RUN ALONG BORDER WITH SCHOOL

07 MAR 2002 5039

PLOT 1

PLOT 2

PLOT 3

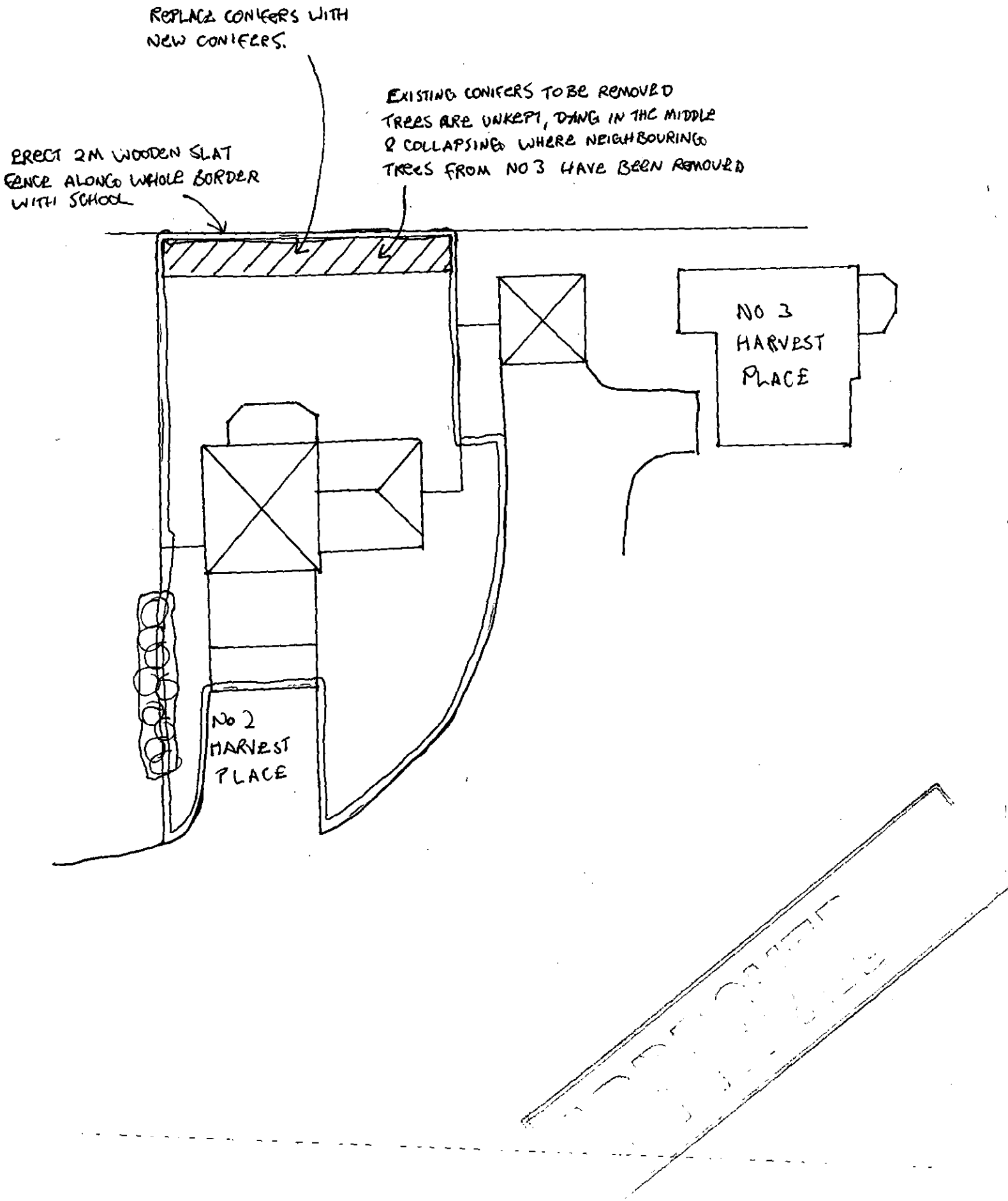
PLOT 4

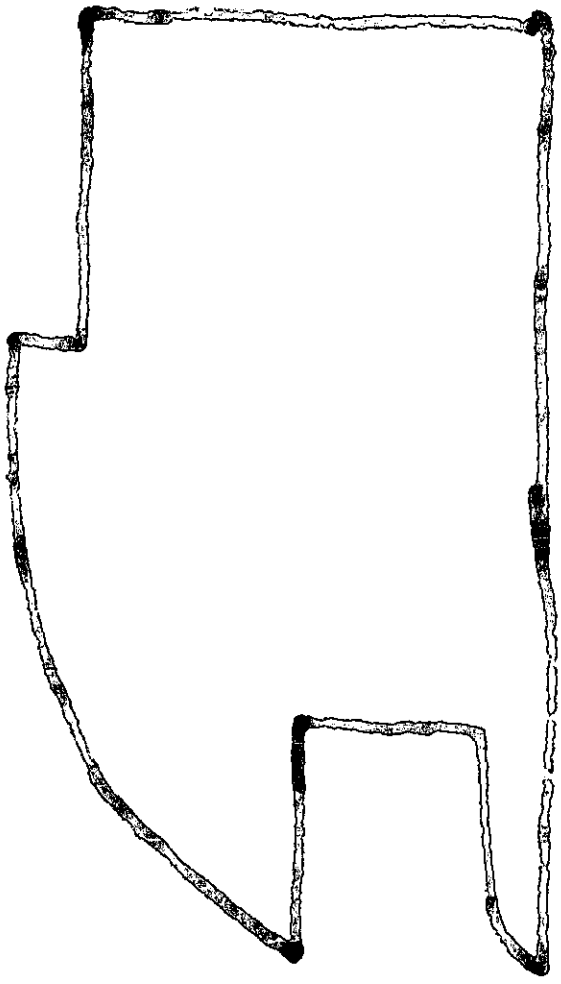
PLOT 5

PLOT 6

SCHOOL HILL

PROPOSED


REPLACE CONIFERS WITH NEW CONIFERS.
EXISTING CONIFERS TO BE REMOVED TREES ARE UNKEPT, DYING IN THE MIDDLE & COLLAPSING WHERE NEIGHBOURING TREES FROM NO 3 HAVE BEEN REMOVED
ERECT 2M WOODEN SLAT FENCE ALONG WHOLE BORDER WITH SCHOOL
NO 3 HARVEST PLACE
NO 2 HARVEST PLACE



07 JAN 2002 * 5639

1" CAPPINGS

2" CAPPING

3/4" CLOSE BOARDED PALINGS
TO MATCH EXISTING FENCE

4"x4" TREATED POSTS

4"x4" TRIANGLE RAILS EX 4"x4"

O KEVEL

4"x4" POSTS SET IN CONCRETE MIN 2-0 DEEP

PROPOSED FENCE ON NORTH BOUNDARY BETWEEN PIGGOTT PRIMARY SCHOOL AND 2 HARVEST PLACE FOR MR & MRS. AW DICK

SCALE 1"=1'

2M HIGH FENCE