APPLICATION NO:
O/2000/0882

LOCATION:
Land Adjoining Community Centre Maiden Place, Lower Earley Reading.

APPLICANT:
J Pye (Oxford) Ltd C/O Ian Tupman Design Associates

PROPOSAL:
Outline application for the proposed erection of a church and 9 dwellings with access and parking.

EARLIEST DATE FOR DECISION: **13/04/2000**

APPLICATION EXPIRY DATE: **10/05/2000**

CASE OFFICER: ~~**Joss Miller**~~ Nicki Lane

WITHDRAWN

RAILEX
Marbleboard

EASIFILE EP7

PYE

J. A. PYE (OXFORD) LIMITED
Langford Locks · Kidlington · Oxon OX5 1HZ
Telephone: (01865) 373903 Fax: (01865) 372335
Registered Number 591940 England Registered Office as above
E-mail: enquiries@pyehomes.co.uk
Directors: G.C.Pye J.D.Chamberlain N.C.Twist D.E. Coates A.P.T. Smith

60414

PLANNING SERVICES	
POL	TLS
DC	FILE
APP	
CS	
30 AUG 2002	
COPIES TO	ACK
	FILE

Our Ref: DEC/LM/235e
Your Ref:

29th August 2002

Ms. N. Lake
Environmental Services Dept.
Wokingham District Council
P. O Box 157
Shute End
Wokingham
RG40 1WR

Dear Nicola,

Re: Proposed development at Maiden Place, Lower Early
Planning Application No. 0/2000/0882

I refer to our meeting today together with Keith Rogers and Ian Tupman. I am grateful for your advice on how we might take our proposals forward, the changes required and the standards which may apply in your consideration of our scheme.

As discussed, we intend to submit a full planning application for the development of 9 No. houses, access and parking and one in outline for the adjoining "church site".

Accordingly I confirm that application no. 0/2000/0882 is now withdrawn.

Yours sincerely,

David Coates

MCA updated
3/9/02

D E Coates.
Planning Director

G:\David Coates\235e Maiden Lane, Lower Earley\N Lake Wokingham DC 29.08.02.doc

PYE

J. A. PYE (OXFORD) LIMITED
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29th August 2002

Ms. N. Lake
Environmental Services Dept.
Wokingham District Council
P. O Box 157
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Wokingham
RG40 1WR

Dear Nicola,

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Planning Application No. 0/2000/0882

I refer to our meeting today together with Keith Rogers and Ian Tupman. I am grateful for your advice on how we might take our proposals forward, the changes required and the standards which may apply in your consideration of our scheme.

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D E Coates.
Planning Director

MCA updated
3/9/02

G:\David Coates\235e Maiden Lane, Lower Earley\N Lake Wokingham DC 29.08.02.doc

Denis Wilson Partnership

Windsor House
37 Windsor Street
Chertsey
Surrey, KT16 8AT
Tel: +44 (0)1932 569566
Fax: +44 (0)1932 569531
E-mail: chertsey@deniswilson.co.uk
Internet: www.deniswilson.co.uk

Ms Nicola Lake
Wokingham District Council
Environmental Services Department
PO Box 157
Shute End
Wokingham
RG40 1WR

44008

PLANNING SERVICES	HPT
POL	TLS
DC NL	ENF
APP	
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04 JUN 2001	
COPIES TO:	ACK:
	FILE:

Our Ref: AKJ/smw2000-208

1 June 2001

Dear Ms Lake

PROPOSED DEVELOPMENT AT MAIDEN LANE, LOWER EARLEY
Application Number F2000/0882

Further to our recent telephone conversations, I would be grateful if you could provide me with a copy of the advice provided to you by Tom Callaghan in order that I may consider his comments directly, with regard to the above site.

Additionally, I confirm our arrangement for a meeting to discuss the application, at your offices on Thursday 14th June at 3:00 pm. I shall attend with David Coates from J A Pye Estates Limited and Ian Tupman, the architect of the scheme.

The matters that I am aware we shall be discussing are the provision of footways (in this regard it would be useful if Tom Callaghan could indicate in advance what he requires); the parking provision; the church elevations in relation to the surrounding buildings and the agreement allowing development of the site.

Please contact me if you have any queries or consider that you may raise other matters at the meeting.

Yours sincerely

Andy Jenkinson
for THE DENIS WILSON PARTNERSHIP

cc David Coates – J A Pye (Oxford) Estates Limited
Ian Tupman – Ian Tupman Design Associates
Tom Callaghan – Wokingham District Council

The Denis Wilson Partnership Ltd. Registered No. 2282804 England. Registered Office: 2 Clockhouse Road, Farnborough, Hampshire GU14 7QY.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Joss Miller, Planning

My Ref: F/2000/0882

Your Ref: F/2000/0882

Date: 19th April 2001

PLANNING APPLICATION F/2000/0882
OUTLINE PLANNING APPLICATION FOR THE PROPOSED ERECTION OF A CHURCH AND 9 DWELLINGS WITH ACCESS AND PARKING.

Further to my memo of the 7th August, the applicant has carried out three separate car parking surveys at the site. Of the three surveys the peak car parking demand occurred on Tuesday 21st November with upto 96% of the car parking being occupied at any one time, this being when only the meeting room (max occupancy 40 persons) within the community centre was being used. The survey demonstrates that if one or more of the other function rooms were in use at the same time, the demand for parking would exceed the amount available, possibly resulting in indiscriminate parking both within the car park and the access road. It is therefore considered that the amount of car parking available at present is only just accommodating the residential and community centre demand.

The development only provides for an additional 24 car parking spaces of which 18 will be associated with the 9 dwellings proposed. Therefore, the remaining 6 car parking spaces are expected to accommodate the additional demand created by the proposed church which can accommodate upto 350 persons. Clearly, this will not be sufficient and could result in serious access and operation difficulties including potential safety hazards to pedestrians, particularly children walking from the new residential development through a busy car parking area without separate footway facilities.

Therefore, I recommend that the application be refused on the following grounds :-

1. The proposed development would place additional demand on the already limited number of car parking spaces available and would be likely to result in indiscriminate parking which would cause serious access and operational problems.
2. The proposed development would result in increased conflict between pedestrians and cars using the car park which would not be in the interests of highway safety.

Tom Callaghan.

Denis Wilson Partnership

Windsor House
37 Windsor Street
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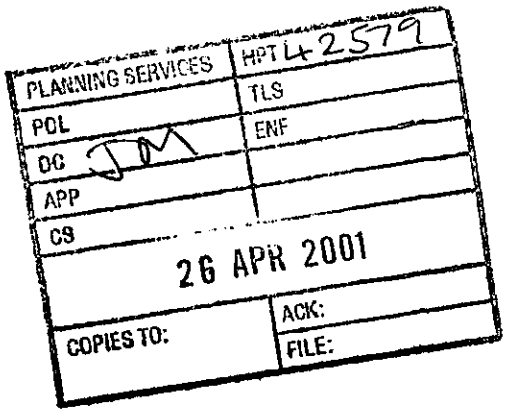
Surrey, KT16 8AT
Tel: +44 (0)1932 569566
Fax: +44 (0)1932 569531
E-mail: chertsey@deniswilson.co.uk
Internet: www.deniswilson.co.uk



Ms Joss Miller
Wokingham District Council
Environmental Services Department
PO Box 157
Shute End
Wokingham
RG40 1WR

Our Ref: AKJ/2000-208

24 April 2001

Dear Ms Miller

PROPOSED DEVELOPMENT AT MAIDEN LANE, LOWER EARLEY
Application Number F2000/0882

I have spoken recently to Tom Callaghan, regarding the above proposals and he has told me that he intends to recommend refusal of the above proposal for two reasons. Firstly the level of parking provision, which he considers inadequate; and pedestrian safety in respect of movement to and form the proposed new housing.

I would be grateful if you could provide me with a copy of his advice to you in order that I may consider his comments directly.

In advance of this, I would wish to make some points in respect of his views and ask that you consider these points in addition to his advice.

I have provided Mr Callaghan with survey information that demonstrates that there is sufficient parking within the existing car park for the community centre and the communal housing parking area to accommodate the likely demand from the development. The surveys I have provided do not include the second communal parking area at the southern end of Maiden Place which will provide further parking capacity for visitors to the church and community centre in the area.

Additionally, current government policies seek to reduce parking provision at all forms of development and to encourage use of alternative modes of transport to the car by means of this reduced provision. The recently published PPG 13 Transport specifically states that local authorities should not require developers to provide more spaces than they wish unless there are exceptional circumstances. The advice also advises local authorities to encourage shared use of parking and maiden place is a good example where the communal parking can be used by both residents and visitors.

In respect of the safety considerations, clearly it is important to ensure a safe environment. In this instance many pedestrian desire lines pass through the communal parking areas and footways are not provided along the edge of every section of

The Denis Wilson Partnership Ltd. Registered No. 2282804 England. Registered Office: 2 Clockhouse Road, Farnborough, Hampshire GU14 7QY.

In respect of the safety considerations, clearly it is important to ensure a safe environment. In this instance many pedestrian desire lines pass through the communal parking areas and footways are not provided along the edge of every section of carriageway. The proposed development would reflect this general position. Connections are proposed to the existing footpath and footway network, but if Mr Callaghan has any specific suggestions for additional provision within the new development then this can be considered if he provides details.

It does appear to me that the advice from Mr Callaghan conflicts with the approach the government advises local authorities to take and I would be grateful for your views. If it would be helpful to meet to discuss this please contact me to arrange a suitable time.

Yours sincerely

Andy Jenkinson
for THE DENIS WILSON PARTNERSHIP

cc Graham Pye – J A Pye (Oxford) Estates Limited
Tom Callaghan – Wokingham District Council

Spoke to Mr Jenkinson on 31.5.01. to arrange a Meeting with Tom at Myself. I said if Someone could contact me with Suitable dates I would be happy to arrange Something.

Ld. Adg Community Centre
Maiden Place,
Earley.

25. [illegible]. 2000.

Meeting with Nicola Lake and Simon Lewis and Ian Tupman. We explained that I was taking over the application; that there were highway concerns about the site, I explained that I was also concerned about the lack of definition between the residential & Community parking.

We requested a copy of the original legal agreement on the land.

He said he was going on a fortnight holiday and would supply it when he returned

Received by Wokingham District Council

Application No: O/2000/0882

PROPOSAL:
Outline application for the proposed erection of a church and 9 dwellings with access and parking.

LOCATION:
Land Adjoining Community Centre, Maiden Place, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/04/2000. 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 of Planning and Transportation

Tel: (0118) 974 6463

Date:

My ref: O/2000/0882

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

CONFIDENTIAL

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: O/2000/0882
Land Adjoining Community Centre, Maiden Place, Lower Earley, Reading.
Outline application for the proposed erection of a church and 9 dwellings with access and parking..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6463

Date:

My ref: O/2000/0882

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

CONFIDENTIAL

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: O/2000/0882
Land Adjoining Community Centre, Maiden Place, Lower Earley, Reading.
Outline application for the proposed erection of a church and 9 dwellings with access and parking.

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 **Joss Miller** on **(0118) 974 6463**. 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 _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **O/2000/0882**
Land Adjoining Community Centre, Maiden Place, Lower Earley, Reading.
Outline application for the proposed erection of a church and 9 dwellings with access and parking.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor D Carpenter

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

Tel: (0118) 974 6463

Date:

My ref: O/2000/0882

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

CONFIDENTIAL

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: O/2000/0882
Land Adjoining Community Centre, Maiden Place, Lower Earley, Reading.
Outline application for the proposed erection of a church and 9 dwellings with access and parking..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

22 MAR 2000

To:
Neil Etherington
Senior Arboricultural Officer

From: Joss Miller

Date: 20 March 2000

Application Number: O/2000/0882

Proposal: Outline application for the proposed erection of a church and 9 dwellings with access and parking..

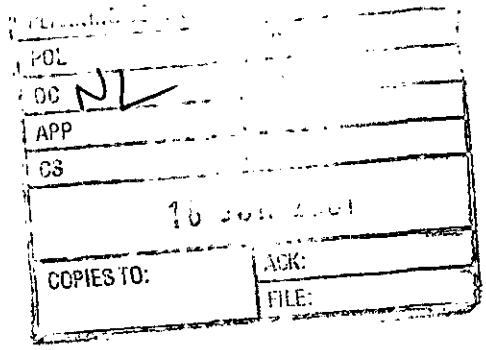
Site Address:
Land Adjoining Community Centre, Maiden Place, Lower Earley, Reading.

Applicant:
J Pye (Oxford) Ltd C/O Ian Tupman Design Associates.

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

PYE

J. A. PYE (OXFORD) ESTATES LIMITED
Langford Locks · Kidlington · Oxon OX5 1HZ
Telephone: (01865) 373903 Fax: (01865) 372335
Registered Number 1143191 England Registered Office as above
E-mail: enquiries@pyehomes.co.uk
Directors: G.C.Pye J.D.Chamberlain N.C.Twist



Our Ref: DEC/LL/235e

15th June 2001

44624

Ms N Lake
Wokingham District Council
Environmental Services Department
P O Box 157, Shute End
WOKINGHAM
Berkshire
RG40 1WR

By Fax and by Post

Dear Ms Lake,

Re: Proposed Development at Maiden Lane, Lower Earley

I refer to our meeting yesterday to discuss your requirements in respect of the above application. I understand that this application may be considered by your Committee at its next meeting on 11th July.

In view of the issues raised primarily with regard to the provision of a footpath, the elevation of the proposed Church and, not least, from Mr. Callaghans perspective, car-parking provision I shall be grateful if consideration of this application is deferred until such time as further information on these points can be provided.

Would you please confirm that this is acceptable.

Yours sincerely,

David Coates

D. E. Coates.

e-mail davidcoates@pyehomes.co.uk

cc Andy Jenkinson
Ian Tupman

Letter to Wokingham DC

DATED 1990

J A PYE (OXFORD) ESTATES LIMITED

-and-

J A PYE (OXFORD) LIMITED

-to-

WOKINGHAM DISTRICT COUNCIL

TRANSFER OF PART

Land and Building at Maiden Place
to South West of Kilnsea Drive
Lower Earley Berkshire

H M LAND REGISTRY

LAND REGISTRATION ACTS 1925 TO 1986

TRANSFER OF PART

COUNTY/DISTRICT:	BERKSHIRE/WOKINGHAM
TITLE NUMBERS:	BK 246394 BK 126129 BK 205058 and BK 243168
PROPERTY:	Land and Building at Maiden Place to South West of Kilnsea Drive Lower Earley
DATE:	1990

1. IN consideration of the sum of ONE POUND (£1.00) (the receipt whereof is hereby acknowledged) and the covenant on the part of the transferee hereinafter contained J A PYE (OXFORD) ESTATES LIMITED whose registered office is at Langford Lane Kidlington Oxford OX5 1HZ as beneficial owner in respect of the land within Title Number BK 246394 ("the First Transferor") and J A PYE (OXFORD) LIMITED whose registered office is also situate at Langford Lane Kidlington Oxford OX5 1HZ as beneficial owner in respect of the land within Title Number BK 126129 ("the Second Transferor")- (hereinafter together called "the Transferors") hereby transfer to WOKINGHAM DISTRICT COUNCIL of P O Box 151 Council Offices Shute End Wokingham Berkshire RG11 1WH (hereinafter called "the Transferee") ALL THAT piece or parcel of land (hereinafter referred to as "the Red Land") TOGETHER WITH the building and works erected thereon and being situate at Maiden Place to the South West of Kilnsea Drive Lower Earley in the County of Berkshire and shown edged red on the plan annexed hereto (hereinafter referred to as "the Plan") being part of the land comprised in Title Numbers BK 246394 and BK 126129 TOGETHER WITH for the benefit of the Red Land and each and every part thereof and any buildings now erected or

hereafter erected thereon within a period of eighty years from the date hereof (hereinafter referred to as "the Perpetuity Period") the rights (affecting land in the abovementioned Title Numbers) set out in the First Schedule hereto EXCEPT AND RESERVING for the benefit of the land retained by the Transferors remaining in Title numbers BK 246394 BK 126129 BK 205058 and BK 243168 (hereinafter referred to as "the Retained Land") and each and every part thereof and any buildings now erected or hereafter erected thereon within the Perpetuity Period the rights set out in the Second Schedule hereto

2. THE Transferee with intent and so as to bind the Red Land and every part thereof into whosesoever hands the same may come and to benefit and protect the Retained Land and every part thereof hereby covenants with the Transferors that the Transferee and the persons deriving title under it shall not at any time hereafter use the Red Land or permit the same to be used for any purposes other than for community recreational educational social religious library or other like purposes

3. THE First Transferor hereby covenants with the Transferee

(a) with intent and so as to bind the land hatched purple on the Plan and every part thereof and to benefit and protect the Red Land and every part thereof that the said land hatched purple shall not be built upon so as to obstruct or interfere with leaving the building now erected on the Red Land by way of the existing emergency exit opening onto the said land hatched purple and thence over and across the said land hatched purple and

(b) to maintain the said land hatched purple in good repair and condition and not to alter the surface levels thereof

4. PROVIDED ALWAYS and it is hereby agreed and declared that this Transfer does not include any easement of way drainage light or air or

other easement or right (except for those expressly granted by this Transfer) which would or might interfere with or restrict the free use of the Retained Land or any part thereof for building or any other purposes and it is hereby expressly agreed and declared that the access and use of light and air to and for the Red Land and any erection building or thing for the time being erected and standing thereon through and over the Retained Land is enjoyed under the express consent of the Transferors and the Transferors and their successors in title owners or occupiers of the Retained Land or any part thereof may from time to time and at any time interfere with or destroy the access of light or air to the Red Land and the said erections buildings and things by erecting new buildings or alternative existing buildings or otherwise carrying out development on the Retained Land or any part thereof without any formal revocation of such consent

5. IT is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds THIRTY THOUSAND POUNDS (£30,000)

THE FIRST SCHEDULE hereinbefore referred to

(a) the free and unimpeded passage and running of water soil gas electricity and telephone services through the sewers pipes wires cables conduits drains and watercourses which are now or may within the Perpetuity Period be in over or under the Retained Land and which either exclusively serve the Red Land or are used in common by the Retained Land and the Red Land TOGETHER WITH all easements rights and privileges over the Retained Land necessary and proper for inspecting repairing maintaining and reinstating the same the Transferee making good at its own expense all damage occasioned thereby and the

right for any gutters of the building now erected on the Red Land to overhang the Retained Land and for windows and doors when opened and any foundations of the said building to intrude into the Retained Land or the air space above the same

(b) the right for the Transferee and its successors in title and its and their agents tenants licensees workmen and all other persons otherwise authorised by them

(i) to pass and repass at all times and for all purposes with or without vehicles over and along the pink land until such time as the same shall be adopted as a highway maintainable at the public expense

(ii) at all reasonable times after making a prior appointment (except in the case of emergency) to enter (and if necessary to erect and maintain scaffolding) upon the Retained Land with all necessary appliances to execute repairs alterations painting redecoration building or other work on the Red Land the Transferee making good at its own expense all damage occasioned thereby

(iii) to pass and repass at all times and for all purposes on foot only over and along such part of the land hatched purple on the Plan as shall from time to time remain unbuilt upon for the purpose of obtaining access to and from the building now erected on the Red Land

(c) any necessary rights of lateral and subjacent support and protection for the building now erected on the Red Land by and from the Retained Land and any buildings erected thereon

THE SECOND SCHEDULE hereinbefore referred to

(a) the free and unimpeded passage of running water soil gas electricity and telephone services from and to the Retained Land through the sewers pipes wires cables conduits drains and watercourses which are now or may within the Perpetuity Period be in over or under the Red Land and which either exclusively serve the Retained Land or are used in common by the Red Land and the Retained Land TOGETHER WITH all easements rights and privileges over the Red Land necessary and proper for inspecting repairing and reinstating the same the Transferors making good at their own expense all damage occasioned thereby

(b) at all reasonable times after making a prior appointment (except in the case of emergency) to enter (and if necessary to erect and maintain scaffolding) upon the Red Land with all necessary appliances to execute repairs alterations redecorations building or other work on the Retained Land the Transferors making good at their own expense all damage occasioned thereby

(c) any necessary rights of lateral and subjacent support and protection for the Retained Land by and from the Red Land and any buildings erected thereon

THE COMMON SEAL of J A PYE (OXFORD) ESTATES LIMITED was hereunto affixed in the presence of:-

Director

Secretary

THIS LEASE is made the day One thousand nine hundred and ninety-one BETWEEN WOKINGHAM DISTRICT COUNCIL of P O Box No 151 Council Offices Shute End Wokingham Berkshire RG11 1WH (hereinafter called "the Landlord") of the one part and EARLEY TOWN COUNCIL of Council Office Radstock House Radstock Lane Earley Reading RG6 2UL (hereinafter called "the Tenant") of the other part

WITNESSETH:

1. IN this Lease where the context so admits: -

(A) The expression "the Landlord"

shall include the person for the time being entitled to the reversion immediately expectant on the determination of the term hereby granted

(B) The expression "the Tenant"

shall include its successors in title

(C) The expression "the Term"

means the term of years hereby created

(D) The expression "the Premises"

means the land described in the First Schedule hereto

(E) The expression "the Insured Risks"

means such of the following risks as may from time to time be included in any policy of insurance effected under the terms of these presents subject to such exclusions and provisions as shall from time to time be imposed by the Insurers namely risks in respect of loss or damage by fire lightning explosion aircraft and other aerial devices or articles dropped therefrom earthquake riot civil

commotion and malicious damage storm or tempest flood bursting or overflowing of water tanks apparatus or pipes impact by road vehicles in the full rebuilding value for the time being of the Premises and Architect's Surveyor's and other professional fees and incidental expenses consequent upon rebuilding or reinstating

(F) The expression "the Planning Acts"

means the Town and Country Planning Act 1990 and any future legislation of a similar nature and any statutory addition thereto or modification or re-enactment thereof for the time being in force and any other instrument plan regulation permission and direction made or issued thereunder or deriving validity therefrom

(G) Words importing the masculine gender only shall include the feminine gender and vice versa

(H) Words importing the singular number only shall include the plural number and vice versa and where there are two or more persons included in the expression "the Tenant" covenants contained in these presents which are expressed to be made by the Tenant shall be deemed to be made by such persons jointly and severally

(I) Words importing persons shall include corporations and vice versa

2. IN consideration of the rent hereby reserved and the covenants on the part of the Tenant hereinafter contained the Landlord hereby demises unto the Tenant ALL THAT the Premises TOGETHER WITH the easements and other rights contained in the Second Schedule hereto TO HOLD the same unto the Tenant for a term of 60 years from the date hereof SUBJECT to the exceptions and reservations contained in a Transfer dated the day of 1991 made between J A Pye (Oxford) Estates Limited

(1) J A Pye (Oxford) Limited (2) and the Landlord (3) particulars of which are set out in the Third Schedule hereto YIELDING AND PAYING therefor during the Term the rent of One Pound per annum (if demanded) in advance on the date hereof and thereafter on the same day in each year

3. The Tenant to the intent that the obligations hereby created shall continue throughout the Term hereby covenants with the Landlord as follows: -

(1) To pay the rent hereinbefore reserved (if demanded)

(2) To bear pay and discharge all existing and future rates taxes duties charges assessments impositions and outgoings whatsoever (whether parliamentary parochial local or otherwise and whether or not of a capital or non-recurring nature) which now are or may at any time hereafter during the Term be charged levied assessed or imposed upon or in respect of the Premises or any part thereof or upon the owner or occupier in respect thereof

(3) At all times during the continuance of the Term to repair and keep the Premises (including the windows gutterings sewers drains sanitary water and heating apparatus thereof and the car park thereto) in good and substantial repair and condition and to replace from time to time the Landlord's fixtures and fittings in the Premises which may be or become beyond repair at any time during or at the expiration of the Term

(4) As often as may be necessary and in any event not less than once during any one period of four years during the Term and in the last year of the Term to redecorate the exterior and the interior of the building erected on the Premises in a good and workmanlike manner and with appropriate materials of good quality

(5) To permit the Landlord and its agents

(a) to enter upon the Premises for the purpose of ascertaining that the covenants and conditions of this Lease have been observed and performed and to view the state of repair and condition of the Premises and

(b) to give to the Tenant a notice specifying any repairs cleaning maintenance painting or works that the Tenant has failed to execute in breach of the terms of this Lease and to request the Tenant to execute the same within a reasonable time

(6) To repair cleanse maintain paint and carry out such works as required by a notice given in pursuance of sub-clause (5)(b) of this clause

(7) To permit the Landlord and its agents and all persons authorised by it at all reasonable times with or without workmen on giving reasonable written notice (except in emergency) to the Tenant where practicable to enter and remain upon the Premises with all necessary appliances for the purpose of executing repairs and works to adjoining or neighbouring premises and for the purposes of repairing cleansing emptying or maintaining any sewers watercourses drains gutters waterpipes electric wires or gas pipes or other conveniences in or under the Premises in connection with or for the accommodation of any adjoining or neighbouring property and also for all reasonable purposes in connection with the development of adjoining or neighbouring sites such rights to be exercised by the Landlord only where any of the said works cannot otherwise be conveniently effected such persons making

good as soon as practicable all damage done thereby to the Premises and causing as little interference with the Tenants use of the Premises as possible

(8) (a) Not to carry on or use the Premises or permit the Premises to be used for any noisy noxious offensive or dangerous trade art manufacture or business or occupation nor for any illegal or immoral purpose nor to do or suffer to be done on the Premises any act matter or thing whatsoever which in the opinion of the Landlord reasonably held is or may be or tend to become an annoyance nuisance damage disturbance inconvenience or in any other way prejudicial to the Landlord or to the owners or occupiers of any adjoining or neighbouring premises or any of them and not to use or permit the Premises to be used otherwise than as or for community recreational and educational purposes only

(b) At all times during the Term to make the Premises available for use primarily for the benefit of Lower Earley residents

(9) To take all such measures as may be necessary to ensure that any effluent discharged into the drains and sewers which belong to or are used for the Premises in common with other premises will not be corrosive or in any way harmful to the said drains or sewers or cause any obstruction or deposit therein

(10) Not at any time during the Term to affix or exhibit or permit to be affixed or exhibited on any part of the exterior of the Premises any bill placard lettering advertisement flashlight or other sign except such as shall previously have been approved by the Landlord such approval not to be unreasonably withheld

(11) Not at any time during the Term to bring any action or make any claim or demand on account of any injury to or diminution of light or air to the Premises or any windows or apertures thereof in consequence of the erection of any building or the alteration of any building on any land adjacent neighbouring or opposite the Premises for which the Landlord shall give its consent or for which the Landlord may give its consent pursuant to any power reserved by these presents or in respect of any easement right or privilege granted or to be granted by the Landlord for the benefit of any building erected or to be erected on any land adjacent neighbouring or opposite the Premises and (if required) to concur with the Landlord at its expense in any consent which it may give or any grant which it may make as hereinbefore mentioned Provided that the Landlord shall not thereby materially inhibit the use and occupation of the Premises by the Tenant or any other occupiers in accordance with the terms of this Lease or the exercise of any such other easement right or advantage expressly granted to the Tenant by this Lease

(12) Not To assign underlet or part with possession of the Premises whether in whole or in part

(13) At all times during the Term to keep the Premises including any land not within a fully enclosed building in a clean and tidy condition and clear of all rubbish and not to use or permit to be used for storage any land which may not be built upon and not to bring or keep or suffer to be brought or kept upon any land as aforesaid anything which in the opinion of the Landlord is or may become in any way detrimental to amenity and within one month to comply with any written notice to restore the

amenity and to clean at least once every month the inside and outside of the windows and window frames of the Premises and all the glass (if any) in the entrance doors thereto

(14) To execute all works as are or may under or in pursuance of any Act of Parliament (including but without prejudice to the generality of the foregoing the Offices Shops and Railway Premises Act 1963 and the Factories Act 1961) already or hereafter to be passed be directed or required to be done or executed at any time during the Term upon or in respect of the Premises or any part thereof or the Tenant's user thereof whether by the Owner or the Landlord or the Tenant thereof and at all times during the Term to conform in all respects with the provisions of any regulations under any general or local Act of Parliament and to comply with any notices which may be served by a competent authority and not to do or permit to be done on the Premises or on any part thereof any act or thing whereby the Landlord may become liable to pay any penalty imposed or to bear the whole or any part of any expenses incurred under any such direction requirement Act or Regulation as aforesaid

(15) At all times during the Term to comply in all respects with the Planning Acts and to keep the Landlord indemnified in respect thereof

(16) At the expiration or sooner determination of the Term (howsoever the same may be determined) quietly to yield up unto the Landlord the Premises in such good and substantial repair and condition as shall be in accordance with the covenants on the part of the Tenant herein contained together with all fixtures fittings improvements and additions which now are or

may at the end of the Term or sooner determination be in or about the Premises (but excepting the Tenant's fixtures and fittings) and in case any of the Landlord's fixtures and fittings shall be missing broken damaged or destroyed forthwith to replace them with others of a similar character and of equal value and to remove every moulding sign writing or painting of the name of the tenant or other occupiers from the Premises and to make good all damage caused to the Premises by the removal of the Tenant's fixtures fittings furniture and effects

(17) To insure and keep insured all the buildings and structures now existing or hereafter to be erected on the Premises (but not the contents) against loss or damage by the Insured Risks in some Insurance Office or with Underwriters of repute in the full rebuilding value thereof in the joint names of the Landlord and the Tenant and to pay all premiums and sums of money for that purpose within seven days after the same shall become due and whenever required to produce to the Landlord the policy or policies of such insurance and the receipt for every such payment and in case of destruction or damage by an Insured Risk to apply all policy monies received under or by virtue of any such insurance as aforesaid in rebuilding or reinstating the said buildings and structures with all possible speed and to make up any deficiency out of the Tenant's own monies Provided that if the Tenant shall at any time fail to keep the said buildings and structures insured as aforesaid the Landlord may do all things necessary to effect and maintain such insurance and any money expended by it for that purpose should be repaid by the Tenant to the Landlord (who may recover the same as rent in arrear)

(18) Not (without the previous consent in writing of the Landlord which shall not be unreasonably withheld) to make any structural alterations or additions or to alter the external appearance of the Premises

(19) Not to use or cause or permit to be used the land shown coloured pink edged blue and hatched purple on the Plan for any purposes other than those limited purposes set out in the Second Schedule hereto

4. The Landlord hereby covenants with the Tenant

(1) that the Tenant paying the rent hereby reserved and performing and observing the several covenants conditions agreements and provisions herein contained and on the Tenant's part to be performed and observed shall and may peaceably hold and enjoy the Premises during the Term without interruption by the Landlord or any person rightfully claiming under or in trust for it

(2) to procure that the land ~~edged~~ hatched purple on the Plan is maintained in good repair and condition and that the surface levels thereof are not altered

5. PROVIDED ALWAYS and IT IS HEREBY AGREED AND DECLARED as follows:-

(1) That if the rent hereby reserved or any part thereof shall at any time be in arrear and unpaid for twenty-one days after the same shall have become due or if there shall be any breach of any of the covenants on the part of the Tenant contained in these presents or if the Tenant shall commit any act of bankruptcy or shall compound with creditors or shall suffer any distress or execution to be levied on the Premises or the contents thereof then and in any such case it shall be lawful for the Landlord at any time thereafter to enter into and upon

the Premises or any part thereof in the name of the whole and the same to have again repossess and enjoy as in its former state and thereupon the Term shall absolutely cease and determine but without prejudice to any right of action of the Landlord in respect of any antecedent breach of any of the covenants by the Tenant herein contained

(2) That any certificate demand for payment or notice required to be made upon or given to the Tenant shall be well and sufficiently made or given if sent by the Landlord or its agents through the post by prepaid letter addressed to the Tenant at its last known address or addressed to the Tenant at the Premises or left for the Tenant at the Premises and any notice requiring to be given to the Landlord shall be in writing and shall be well and sufficiently given if sent by the Tenant through the post addressed to the Landlord at its Registered or Principal Office in accordance with Section 196 of the Law of Property Act 1925 as amended by the provision of the Recorded Deliveries Service Act 1962 and any demand or notice sent by prepaid post shall be deemed to have been delivered in the usual course of post

(3) That nothing herein contained shall by implication of law or otherwise operate or be deemed to confer upon the Tenant any easement right or privilege whatsoever over or against any adjoining or neighbouring property which now belongs or hereafter shall belong to the Landlord either for an estate in fee simple or for a term of years which would or might restrict or prejudicially affect the future rebuilding alteration or development of such adjoining or neighbouring property and that the Landlord shall have the right at any time to make such

alterations to or to pull down and rebuild or redevelop any adjoining or neighbouring property as it may deem fit without obtaining any consent from or making any compensation to the Tenant on account thereof Provided that the Landlord shall not thereby materially inhibit the use and occupation of the Premises by the Tenant or any other occupiers in accordance with the terms of this Lease or the exercise of such other easement right or advantage expressly granted to the Tenant by this Lease

6. IN WITNESS whereof the Landlord has caused its Common Seal to be hereunto affixed and two authorised signatories on behalf of the Tenant have set their hands ~~and seals~~ the day and year first before written

THE FIRST SCHEDULE before referred to

(Particulars of the Premises)

1. ALL THAT piece or parcel of land TOGETHER WITH the building and works erected thereon and being situate at Maiden Place to the south west of Kilnsea Drive Lower Earley in the County of Berkshire and shown edged red on the plan annexed hereto (hereinafter referred to as "the Plan") and known as the Maiden Place Community Hall

2. For the purposes of this Lease the Premises shall be deemed to include any buildings and each and every part thereof now or hereafter erected or in the course of erection thereon or on any part thereof together with all additions alterations and improvements thereto which may be carried out during the Term including the land and foundations of any such buildings being immediately below the Premises Together with the appurtenances thereto belonging and the water and sanitary apparatus sinks and drains and pipes gutters

chimney stacks roofs and pathways passageways fences boundary walls (if any) and Together with all Landlord's fixtures and fittings from time to time in or about the same

THE SECOND SCHEDULE before referred to

(Easements and other rights included in the Demise)

1. The free and unimpeded passage and running of water soil gas electricity and telephone services through the sewers pipes wires cables conduits drains and watercourses which are now or may during the Term be in over or under the land shown edged blue on the Plan (hereinafter called "the blue land") and which either exclusively serve the Premises or are used in common by the blue land and the Premises TOGETHER WITH all easements rights and privileges over the blue land necessary and proper for inspecting repairing maintaining and reinstating the same the Tenant making good at its own expense all damage occasioned thereby and the right for any gutters of the building now erected on the Premises to overhang the blue land and for windows and doors when opened and any foundations of the said building to intrude into the blue land or the air space above the same

2. The right for the Tenant and its agents employees licensees and workmen

   (a) to pass and repass at all times and for all purposes with or without vehicles over and along the land shown coloured pink on the Plan until such time as the same shall be adopted as a highway maintainable at the public expense

   (b) at all reasonable times after making a prior appointment (except in the case of emergency) to enter (and if necessary to erect and maintain scaffolding) upon the blue land with all

necessary appliances to execute repairs alterations painting redecoration building or other work on the Premises the Tenant making good at its own expense all damage occasioned thereby

c) to pass and repass at all times and for all purposes on foot only over and along such part of the land hatched purple on the Plan as shall from time to time remain unbuilt upon for the purpose of obtaining access to and from the building now erected on the Premises

3. Any necessary rights of lateral and subjacent support and protection for the building now erected on the Premises by and from the blue land and any buildings erected thereon

THE THIRD SCHEDULE before referred to

(Exceptions and Reservations contained in a Transfer dated the day of 1991 made between J A Pye (Oxford) Estates Limited (1) J A Pye (Oxford) Limited (2) and the Landlord (3))

1. The free and unimpeded passage and running of water soil gas electricity and telephone services from and to the blue land and other land retained by the transferor (hereinafter referred to as "the transferor's retained land") through the sewers pipes wires cables conduits drains and watercourses which are now or may within a period of 80 years of the date of the said Transfer be in over or under the Premises and which either exclusively serve the transferor's retained land or are used in common by the Premises and the transferor's retained land TOGETHER WITH all easements rights and privileges over the Premises necessary and proper for inspecting repairing and reinstating the same the transferor making good at its own expense all damage occasioned thereby

2. At all reasonable times after making a prior appointment (except in the case of emergency) to enter (and if necessary to erect and maintain scaffolding) upon the Premises with all necessary appliances to execute repairs alterations redecorations building or other work on the transferor's retained land the transferor making good at its own expense all damage occasioned thereby

3. All necessary rights of lateral and subjacent support and protection for the transferor's retained land by and from the Premises and any buildings erected thereon

THE COMMON SEAL of WOKINGHAM
DISTRICT COUNCIL was hereunto
affixed in the presence of:-

District Secretary

SIGNED ~~SEALED~~ and DELIVERED
by
and
on behalf of EARLEY TOWN
COUNCIL in the presence of:-

Clarks Solicitors
Great Western House Station Road Reading RG1 1SX
Telephone Reading (0734) 585321

Hugh Williams Christopher Ward Frank Parkinson Michael Sippitt Peter Clark Thomas Howell
Richard Lee David Few Peter James Simon Dimmick David Clark Jane Gunnell
Associates Jolyon Barton David Preston

DX 54700 READING 2
Telex 847646 CLARKS G
Fax Reading (0734) 604611

18 JAN 1991

L G Norton Esq
Earley Town Council
Radstock House
Earley
Reading
RG6 2UL

Our Ref 8/38/SMCC/EARLEY
Your Ref
Date 17th January 1991

Dear Mr Norton

MAIDEN PLACE COMMUNITY CENTRE, EARLEY

Thank you for your letter of 10th January.

I now enclose a copy of the plan referred to in the Lease.

Wokingham District Council have informed me that Pye wish to reserve a right of way through the car park shown edged yellow on the plan as it retains land immediately to the north west. When the terms of the reservation have been agreed Wokingham District Council will supply a Lease for signature.

Yours sincerely,

P R CLARK

Authorised by the Law Society to conduct investment business.

C7/ARW

26 November 1990

J.A. Pye (Oxford) Ltd.,
Longford Lane,
Kidlington,
Oxford OX5 1HZ

Dear Sir,

Amenity Land adjoining Maiden Place Community Centre

We take this opportunity to enquire whether your Company policy could contemplate entering into discussion over the future scope of the land that you own and abuts Maiden Place Community Centre?

You will of course be aware that there is a restriction arising from Planning Conditions that limits the use of that land for Amenity purposes only. My Council wish to explore the possibility of providing additional amenity facilities in the area rather than seeing this area of land lying fallow. Ideally, the Council would welcome the land being transferred to their ownership with of course the necessary conditions that any future change of land use be so restricted that no monetary benefit could accrue.

We would be most pleased to have your comments on the suggestions outlined.

Yours faithfully,

TOWN CLERK

C7/ARW

26 November 1990

The District Valuer,
21 Valpy Street,
Reading, Berkshire.

Dear Sir,

Amenity Land adjoining Maiden Place Community Centre, Earley

My Council have recently completed extension work to the Maiden Place Community Centre and are now desirous to negotiate with Messrs J.A. Pye (Oxford) Ltd., the present owner of the land that abuts the northern side of the centre, with a view of acquiring for future amenity use. For your information a Planning Condition designated the land for a twenty five year period for amenity use only.

Would you please let me have your assessment of the site value. We enclose an outline sketch of the site and the area of land is shown outlined in red (please ignore the reference to future extension and tennis courts) and a directional map for the approach to Maiden Place which most straightforwardly is by way of Rushey Way into Kilnsea Drive and then into Maiden Place as indicated by the "arrows".

The address of Messrs J.A.Pye is Longford Lane, Kidlington, Oxford OX5 1HZ

Yours faithfully,

TOWN CLERK

H M LAND REGISTRY

LAND REGISTRATION ACTS 1925 TO 1986

TRANSFER OF PART

COUNTY/DISTRICT:	BERKSHIRE/WOKINGHAM
TITLE NUMBERS:	BK246394 BK126129 BK205058 and BK243168
PROPERTY:	Land and Building at Maiden Place to South West of Kilnsea Drive Lower Earley
DATE:	1991

1. IN consideration of the sum of ONE POUND (£1.00) (the receipt whereof is hereby acknowledged) and the covenant on the part of the transferee hereinafter contained J A PYE (OXFORD) ESTATES LIMITED whose registered office is at Langford Lane Kidlington Oxford OX5 1HZ as beneficial owner in respect of the land within Title Number BK246394 ('the First Transferor') and J A PYE (OXFORD) LIMITED whose registered office is also situate at Langford Lane Kidlington Oxford OX5 1HZ as beneficial owner in respect of the land within Title Number BK126129 ('the Second Transferor') (hereinafter together called 'the Transferors') hereby transfer to WOKINGHAM DISTRICT COUNCIL of P O Box 151 Council Offices Shute End Wokingham Berkshire RG11 1WH (hereinafter called 'the Transferee') ALL THAT piece or parcel of land (hereinafter referred to as 'the Red Land') TOGETHER WITH the building and works erected thereon and being situate at Maiden Place to the south west of Kilnsea Drive Lower Earley in the County of Berkshire and shown edged red on the plan annexed hereto (hereinafter referred to as 'the Plan') being part of

the land comprised in Title Numbers BK246394 and BK126129 TOGETHER WITH for the benefit of the Red Land and each and every part thereof and any buildings now erected or hereafter erected thereon within a period of eighty years from the date hereof (hereinafter referred to as 'the Perpetuity Period') the rights (affecting land in the abovementioned Title Numbers) set out in the First Schedule hereto EXCEPT AND RESERVING for the benefit of the land retained by the Transferors remaining in Title Numbers BK246394 BK126129 BK205058 and BK243168 (hereinafter referred to as 'the Retained Land') and each and every part thereof and any buildings now erected or hereafter erected thereon within the Perpetuity Period the rights set out in the Second Schedule hereto

2. THE Transferee with intent and so as to bind the Red Land and every part thereof into whosesoever hands the same may come and to benefit and protect the Retained Land and every part thereof hereby covenants with the Transferors that the Transferee and the persons deriving title under it shall not at any time hereafter use the Red Land or permit the same to be used for any purposes other than for community recreational educational social religious library or other like purposes

3. THE First Transferor hereby covenants with the Transferee

   (a) with intent and so as to bind the land hatched purple on the Plan and every part thereof and to benefit and protect the Red Land and every part thereof that the said land hatched purple shall not be built upon so as to obstruct or interfere with leaving the building now erected on the Red Land by way of the existing emergency exit opening onto the said land hatched purple and thence over and across the said land hatched purple and

(b) to maintain the said land hatched purple in good repair and condition and not to alter the surface levels thereof

4. PROVIDED ALWAYS and it is hereby agreed and declared that this Transfer does not include any easement of way drainage light or air or other easement or right (except for those expressly granted by this Transfer) which would or might interfere with or restrict the free use of the Retained Land or any part thereof for building or any other purposes and it is hereby expressly agreed and declared that the access and use of light and air to and for the Red Land and any erection building or thing for the time being erected and standing thereon through and over the Retained Land is enjoyed under the express consent of the Transferors and the Transferors and their successors in title owners or occupiers of the Retained Land or any part thereof may from time to time and at any time interfere with or destroy the access of light or air to the Red Land and the said erections buildings and things by erecting new buildings or alternative existing buildings or otherwise carrying out development on the Retained Land or any part thereof without any formal revocation of such consent

5. IT is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds THIRTY THOUSAND (£30,000)

THE FIRST SCHEDULE hereinbefore referred to

(a) the free and unimpeded passage and running of water soil gas electricity and telephone services through the sewers pipes wires cables conduits drains and watercourses which are now or may within the Perpetuity Period be in over or under the Retained Land and which either exclusively serve the Red Land

or are used in common by the Retained Land and the Red Land TOGETHER WITH all easements rights and privileges over the Retained Land necessary and proper for inspecting repairing maintaining and reinstating the same the Transferee making good at its own expense all damage occasioned thereby and the right for any gutters of the building now erected on the Red Land to overhang the Retained Land and for windows and doors when opened and any foundations of the said building to intrude into the Retained Land or the air space above the same

(b) the right for the Transferee and its successors in title and its and their agents tenants licensees workmen and all other persons otherwise authorised by them

(i) to pass and repass at all times and for all purposes with or without vehicles over and along the land shown edged pink on the Plan until such time as the same shall be adopted as a highway maintainable at the public expense

(ii) at all reasonable times after making a prior appointment (except in the case of emergency) to enter (and if necessary to erect and maintain scaffolding) upon the Retained Land with all necessary appliances to execute repairs alterations painting redecoration building or other work on the Red Land the Transferee making good at its own expense all damage occasioned thereby

(iii) to pass and repass at all times and for all purposes on foot only over and along such part of the land hatched purple on the Plan as shall from time to time remain

unbuilt upon for the purpose of obtaining access to and from the building now erected on the Red Land

(c) any necessary rights of lateral and subjacent support and protection for the building now erected on the Red Land by and from the Retained Land and any buildings erected thereon

THE SECOND SCHEDULE hereinbefore referred to

(a) the free and unimpeded passage and running of water soil gas electricity and telephone services from and to the Retained Land through the sewers pipes wires cables conduits drains and watercourses which are now or may within the Perpetuity Period be in over or under the Red Land and which either exclusively serve the Retained Land or are used in common by the Red Land and the Retained Land TOGETHER WITH all easements rights and privileges over the Red Land necessary and proper for inspecting repairing and reinstating the same the Transferors making good at their own expense all damage occasioned thereby

(b) the right for the Transferors and their successors in title and their agents tenants licensees workmen and all other persons otherwise authorised by them

(i) to pass and repass at all times and for all purposes with or without vehicles over and along that part of the Red Land as is shown coloured brown on the Plan or over and along such alternative part of the Red Land of at least the same width as from time to time designated by the Transferee for the purpose the Transferors and their successors in title from time to time contributing a fair proportion according to user of the costs of keeping such part of the Red Land in repair

(ii) at all reasonable times after making a prior appointment (except in the case of emergency) to enter (and if necessary to erect and maintain scaffolding) upon the Red Land with all necessary appliances to execute repairs alterations redecorations building or other work on the Retained Land the Transferors making good at their own expense all damage occasioned thereby

(c) any necessary rights of lateral and subjacent support and protection for the Retained Land by and from the Red Land and any buildings erected thereon

THE COMMON SEAL of J A PYE (OXFORD) ESTATES LIMITED was hereunto affixed in the presence of:

Director

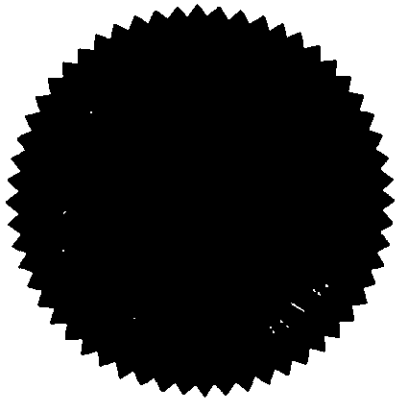
Asst Secretary

THE COMMON SEAL of J A PYE (OXFORD) LIMITED was hereunto affixed in the presence of:

Director

Asst Secretary

THE COMMON SEAL of WOKINGHAM
DISTRICT COUNCIL was hereunto
affixed in the presence of:



T. E. [illegible]

A. [illegible] District Secretary

Applicationo	Name & Address
O/2000/0882	Mr & Mrs R Bashford 4 Knossington Close Lower earley RG6 4EU
O/2000/0882	Mr & Mrs B Williams 12 Swepstone close Lower earley RG6 3EZ
O/2000/0882	DM Mee 7 Knossington Close Lower earley Reading RG6 4EU
O/2000/0882	Mr & Mrs M Wroot 22 Swepstone Close Lower Earley RG6 4EU
O/2000/0882	Mr & Mrs Wardle 21 Swepstone Close Lower Earley RG6 3EZ
O/2000/0882	Mr & Mrs G Tillyer 20 Swepstone Close Lower Earley RG6 3EZ
O/2000/0882	Ms A Fyfe 23 Swepstone Close Lower Earley RG6 3EZ
O/2000/0882	Mr & Mrs P Challons 58 Measham Way Lower Earley RG6 4ES
O/2000/0882	H G Albertini 135 Maiden Place Lower Earley Reading RG6 3HE
O/2000/0882	Mr & Mrs N Williams 1 Knossington Close Lower Earley RG6 4EU
O/2000/0882	Mr H Albertini 135 Maiden Place Lower Earley RG6 3HE

GIVEN THE AGE OF THIS APPLICATION DON'T BOTHER SENDING OUT NEIGHBOUR NOTIFICATION LETTERS.

Ian.

APPLICATION WITHDRAWN	**29.08.2002. Due to age to application, notification letters not sent.**

PYE

J.A. PYE (OXFORD) ESTATES LIMITED
Langford Lane · Kidlington · Oxford OX5 1HZ
Telephone: (08675) 3903 Fax: (08675) 2335 Telex: 837613
Registered Number 1143191 England Registered Office as above
Directors: G.C.Pye P.L.Thompson J.D.Chamberlain Consultants: S.J.Davies H.d'E Atkins G.H.Dabell

AM 24 DEC 1990

Our Ref: GCP/PJP/235.E
Your Ref: C7/ARW

21st December, 1990.

L.G. Norton, Esq.,
Town Clerk & Treasurer,
Earley Town Council,
Radstock House,
Radstock Lane,
Earley,
READING,
Berks.
RG6 2UL.

Dear Mr. Norton,

Re: **Land for Community, recreational, sports or other like purposes adjoining Maiden Place Community Centre, Lower Earley.**

Thank you for your letter of 26th November.

When entering into the Agreement of 1st April, 1985 with Wokingham District Council it was never remotely in our contemplation that the land adjoining the Maiden Place Community Centre (the "purple land" in the Agreement) would pass into the ownership of any Council, either Wokingham Council or your own, and certainly not for nil considersation. It was (and remains) in our contemplation that recreational, sports or other like purposes - providing a commercial return - should be considered. As part of a marketing review for the Maiden Lane Centre we are due to consider this again in the New Year.

Without commitment, perhaps you would be kind enough to indicate any specific proposals you had in mind, showing a commercial return.

Yours sincerely,

Graham Pye

G.C. Pye.

c.c. G. Bendall, Esq., Wokingham District Council
D.S. Wilkinson, Esq.

EARLEY TOWN COUNCIL

Minutes of the meeting of the Amenities Committee held at Earley Community Centre, Radstock Lane, Earley, Berkshire on Monday 14th January 1991 at 7.45p.m.

Present

Chairman - Councillor Mrs S.G. Day

Councillors :- P. Devonald, D.J. Fruin, N.J. Howard, Mrs C.A. Osborne, Mrs V.J. Santon, A.W. Spratling, Mrs E. Spratling, Mrs J. Worsfold.

Apologies for absence were received from Councillors J.M. Bullocke, J. Busby and Mrs M. Eastwell.

52. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 3rd December 1990 were confirmed as a true record and signed by the Chairman.

53. COMMUNITY CENTRE - MAIDEN PLACE

53.1 Lease
15/10/90 (32/1)

The Town Clerk reported that a copy draft of the lease had been received. The final copy was awaiting confirmation of the Transfer from Messrs Pye to Wokingham District Council.

RESOLVED that the information be noted.

53.2 Bar
3/12/90 (49.2)

53.2.1 Hall Users Meeting

RESOLVED that Councillors J.M. Bullocke, Mrs S.G Day, Mrs M. Eastwell and A.W. Spratling be appointed to serve on the Bar Working Party. Councillor D.J. Fruin to be appointed as a reserve.

53.2.2 Bracknell College

The Town Clerk reported that Bracknell College had requested further use of the lounge from September 1991 onwards for their adult education classes.

RESOLVED that Bracknell College be permitted to hire the lounge during the daytime period only.

53.3. Land adjoining Community Centre
3/12/90 (49.3)

The Town Clerk reported that by a letter dated 21st December 1990 Messrs Pye stated that it was never their intention to transfer the land to either the District or Town Council. They were considering that the land be used for recreational, sports or other like purposes providing a commercial return. The Town Council was requested to indicate specific proposals it would like to see on the land which showed a commercial return.

RECOMMENDED that Messrs Pye be requested to inform the Town Council how they visualise the site developing and whether they intended to develop it themselves or rent it out for another party to develop it.

CHAIRMAN'S INITIALS

Amended 11/3/91

64. MAYS LANE BURIAL GROUND

The Town Clerk submitted a report of the Mays Lane Burial Ground Working Party meeting held on 2nd March 1991, copies of which were circulated at the meeting.

Councillor A. Eastwood, a member of the Working Party answered questions concerning the report.

RESOLVED that :-

1. the report be noted and the Town Clerk be instructed accordingly.

2. an offer of £1,500 be made to Berkshire County Council in respect of purchase of additional land. The Town Council to meet reasonable legal costs in addition.

65. SOL JOEL - COMMUNITY FACILITIES

The Town Clerk reported that by a letter dated 28th January 1991, the Chairman of the Federation of Earley Residents Associations stated that the Association of Central Earley Residents requested the Town Council to resume its endeavours to introduce community facilities into the Park. They would like the facilities to include a large meeting room, small meeting room, optional bar and kitchen. Also a lift for disabled persons if the facilities were not on the ground floor.

RESOLVED that the Federation of Earley Residents Associations be informed that the Town Council had been refused permission on a previous occasion but would consider a joint facility provided Reading Borough Council were willing to become a joint partner in any project.

66. LICENCE

The Town Clerk reported that because of incident of date the following application for transfer of licence was being included on this agenda, date of hearing 12th March 1991.

The transfer of Licence of the Seven Red Roses Public House from Robert Edward Hallam and Alexander O'Boyle (deceased) to Robert Edward Hallam and Josephine O'Boyle was noted.

67. EXCLUSION OF PRESS & PUBLIC

RESOLVED that because of the confidential nature of the business about to be transacted, the Press and Public be excluded from the meeting.

68. MAIDEN PLACE COMMUNITY CENTRE

Land adjoining Community Centre
14/1/91 (53.3)

The Town Clerk reported that a report dated 18th February had been received from the District Valuer. The report was informal and "In Confidence", details were given at the meeting.

The Committee considered three options from the report

RESOLVED that the options be noted but no action be taken pending a reply from Messrs Pye.

No Report attached to Minutes

CHAIRMANS INITIALS

Council 21/11/90

40.2 Amenities Committee

On the proposition of Councillor Mrs. S.G. Day, seconded by Councillor Mrs. E. Spratling it was

RESOLVED that the Minutes of the Amenities Committee meeting held on 15th October 1990 (Minute 29 - 37) be approved.

40.3 Parks Committee

On the proposition of Councillor Mrs. F.M. Rolls, seconded by Councillor Mrs. E. Spratling it was

RESOLVED that the Minutes of the Parks Committee meetings held on 10th October 1990 (Minute 28 - 29) and 22nd October 1990 (Minute 30 - 38) be approved.

41. LOCAL PLAN INQUIRY
10/10/90 - 34

The Chairman of Council in opening the debate suggested the Vice Chairman of Council should take the Chair and this was agreed by the Council.

Councillor P.Devonald gave a detailed outline of the varying matters that had been considered by the Sub Committee, stressing that the Councils' submission was based on a broad concensus of view points expressed by local residents and the wider planning policy implications, should the land known as Area DD become designated in the Local Plan for Commercial use.

Members wished attention be drawn to the increasing traffic problems associated with the Rushey Way/Chalfont Way junction, which had been exacerbated by the redeveloped and enlarged Asda Store and stressed any further commercial development in that vicinity would only aggravate the situation.

Councillor Devonald concluded by thanking members of the Sub Committee and those who had contributed in the compilation of the Council's representation.

RESOLVED

(i) That Councillor P. Devonald be appointed to represent the Town Council at the Inquiry and that Councillor Mrs. D.F. Carpenter be formally noted as `Reserve'.

(Councillor Mrs, J. Worsfold abstained from voting on this matter).

(ii) That the `Representation ' document (a copy of which had previously been circulated to all Councillors) be accepted as the Council's submission at the Local Plan Inquiry.

(Councillors G.D. Seeman and Mrs. J. Worsfold abstained from voting on this matter).

(iii) That copies of other party's objection be obtained.

42. LAND ADJOINING MAIDEN PLACE COMMUNITY CENTRE

The Council was advised that because the Policy & Resources Committee meeting scheduled for 7th November 1990 was not quorate, the Chairman of Council had requested, that as a matter of expediency, consideration be given to :-

CHAIRMANS INITIALS

43.

44.

45.

46.

(i) Contacting J.A. Pye (Oxford) Ltd., to enquire whether they would consider selling to the Council the amenity land adjoining Maiden Place Community Centre.

(ii) Obtaining from the District Valuer an assessment of the site value.

Following a brief exchange of views and at the suggestion of Councillor J.M. Bullocke it was

RESOLVED that

(i) Messrs. J.A. Pye (Oxford) Ltd., be asked in the first instance, if they would consider transferring their ownership of the land to the Town Council.

(ii) That the District Valuer be asked for an assessment of the site value.

43. STANDING ORDER NO. 48.

As a result of recent Committee business not being transacted because no quorum was present, the Council considered whether Standing Order No. 48 should be temporarily amended to allow a lesser number of Members to constitute a quorum.

RESOLVED

(i) that Standing Order No. 48 be temporarily amended and that the last line should read - "Sub Committee, shall, until 1st May 1991 be not less than 6 Members " and the amendment automatically to cease on that date.

(ii) that a letter be sent to all Councillors stating that if, for whatever reason, there was difficulty in fulfilling their commitment to Committee attendance during the remainder of the Municipal Year, they should consider resigning from that Committee membership.

44. SEMINAR ON LOW COST/AFFORDABLE HOUSING

The Town Clerk reported receipt of an invitation from the Director of Highways and Planning, Berkshire County Council, to send a representative to attend a Seminar at Shire Hall on 27th November 1990 at 7.30 p.m.

RESOLVED that Councillor Mrs. B. Devonald be the Council's representative.

45. STAFF AND OFFICE MATTERS

RESOLVED that

(i) The Council Offices be closed to the Public for the Christmas period 24th - 28th December 1990 inclusive and that arrangements be made to cover urgent burial matters.

(ii) That the Policy & Resources Committee considers whether discretionary time off shall be granted for part of the Christmas period in (i) above.

(iii) That Mr. J. Harris (Handyman) be admitted to the Berkshire County Council Superannuation Scheme.

46. ORDERS FOR PAYMENT

RESOLVED that the various accounts set out on the list attached to these Minutes (No's 1 - 24 and 1 - 13) be paid in the sums as stated.

CHAIRMAN'S INITIALS

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date 28 May 1999
My ref. CRW/SB
Your ref. GCP/PJP/235-WDC

Mr G C Pye
J A Pye (Oxford) Estates Limited
Langford Lane
KIDLINGTON
Oxon
OX5 1HZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir

SITE ADJOINING THE COMMUNITY HALL, MAIDEN PLACE, LOWER EARLEY

I acknowledge receipt of your letter and plans of 27 May addressed to Chris Wood.

This matter has been passed to Naomi Dawes, Planning Assistant who can be contacted on (0118) 974 6479.

Yours faithfully

SB

SANDRA BAYDEN
Management Support Assistant

J.A. PYE (OXFORD) ESTATES LIMITED
Langford Lane · Kidlington · Oxon OX5 1HZ
Telephone: (01865) 373903 Fax: (01865) 372335
Registered Number 1143191 England Registered Office as above
E-mail: enquiries@pyehomes.co.uk
Directors: G.C.Pye, J.D.Chamberlain

REPLY REQUIRED
14/6

Our Ref: GCP/PJP/235-WDC

27th May, 1999.

PLANNING SERVICES DEPT
FOL
DC ND – discuss with Carol
AD
CS 17178
COPIES TO: 28/5/99

Awaiting H/ways & investigating History
↳ speak to Carol.

The Chief Planning Officer,
Wokingham District Council,
Council Offices,
Shute End,
WOKINGHAM,
Berks.
RG11 1BN.

Attention: Mr. Chris Wood.

Dear Sir,

Re: Site Adjoining the Community Hall, Maiden Place, Lower Earley.

As you know we retain ownership of the site adjoining the Community Hall at Maiden Place, Lower Earley outlined in red on the enclosed plan. We have been working for some time with Lower Earley Baptist Church to provide the church with a site through the provision of some enabling development. The enclosed plan shows a proposal for 10 two bedroom single storey dwellings in two blocks each of 5, intended for intended for older person occupation, as suggested enabling development.

The Lower Earley Baptist Church continues to grow with numbers increasing and they need a church building as a matter of urgency. The internal plan of the church that they want is enclosed. As you know there is a very generous car parking provision at Maiden Place (indeed a considerable surplus over actual requirements) but we have provided for 20 car parking spaces in front of the church.

When you have had a chance to consider the plans, we would like the opportunity to discuss them with you.

Yours faithfully,
for J.A. Pye (Oxford) Estates Limited.

Graham Pye

G.C. Pye.

Enc.

Open overgrown land
unmade informal path through site
ground rises to houses
Open views across site

History
Why left open
Who owns land
Designation

Traffic, parking spaces

WORK SHEET FOR : Joss Miller

Application Number : O/2000/0882

Applicant : J Pye (Oxford) Ltd C/O Ian Tupman Design Associates.

Location : Land Adjoining Community Centre, Maiden Place, Lower Earley, Reading.
Proposal : Outline application for the proposed erection of a church and 9 dwellings with access and parking.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/03/2000

Earliest Date for Decision : 13/04/2000

Latest Consultation Date/Site Notice Expiry Date : 13/04/2000

Application Expiry Date: 10/05/2000

Consultation Responses :

Planning Issues :

Application Number: O/2000/0882

Appraisal :

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

Application Number O/2000/0882
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining Community Centre Maiden Place Lower Earley Reading.

APPLICATION NUMBER: O/2000/0882

OFFICER: Joss Miller

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Residential Community Centre

3. DESCRIPTION OF SITE/BUILDING Vacant land

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

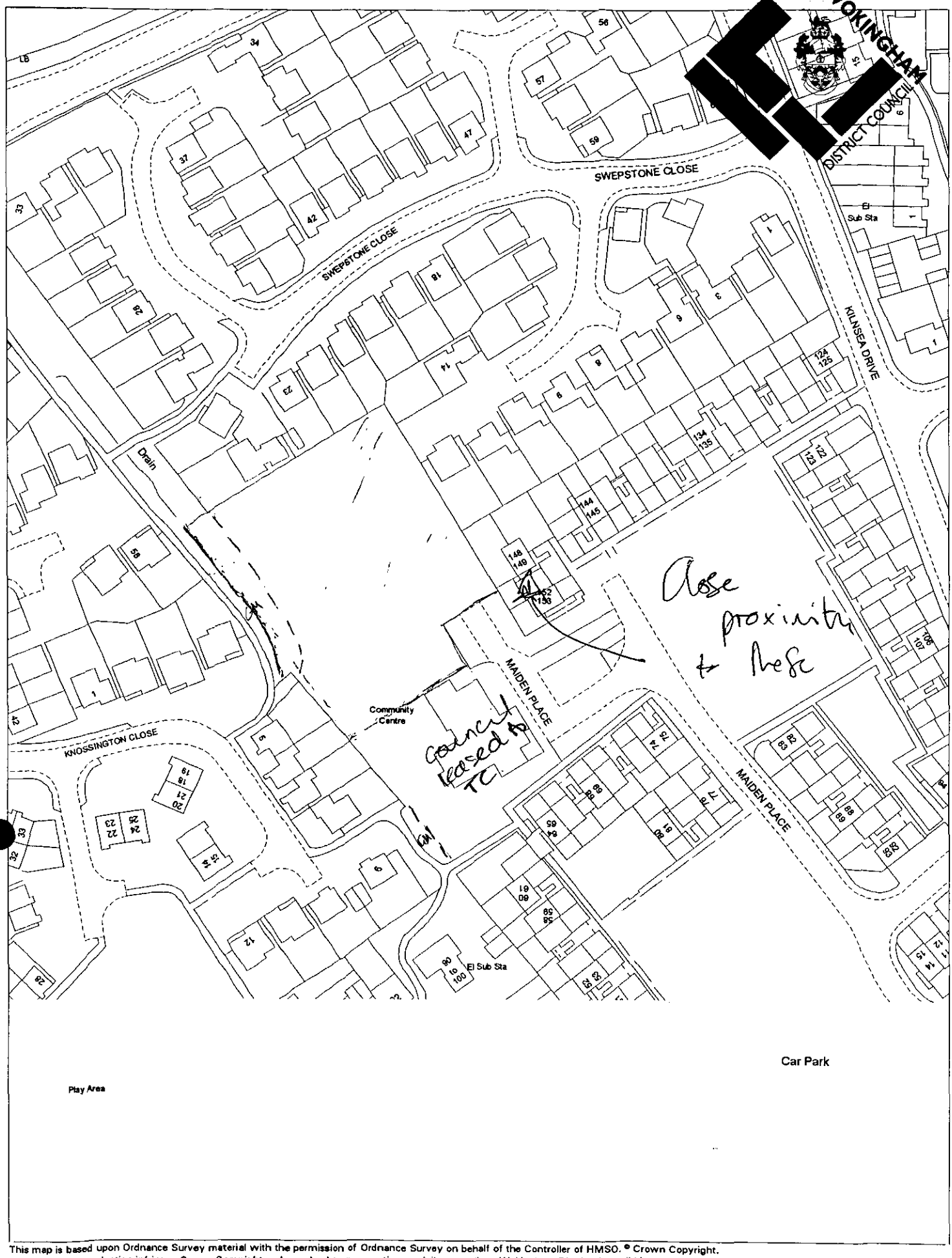
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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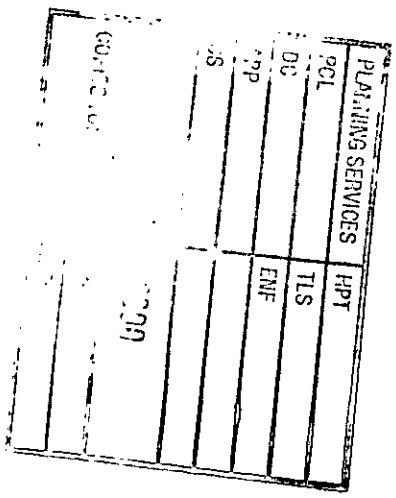
Development Control Section, Environmental Services, Wokingham District Council.

1 July 1999

Scale: 1 : 1250

file -
users
Graphics Window



SOLICITOR TO THE COUNCIL (Senior Assistant District Secretary) T.E. KINGSWOOD

WOKINGHAM DISTRICT COUNCIL

P.O. Box No.151, COUNCIL OFFICES, SHUTE END, WOKINGHAM, BERKSHIRE. RG11 1WH.

☎ (0734) 786833 FAX No. 0734 789078

Messrs Clarks
Solicitors
Great Western House
Station Road
Reading
Berks RG1 1SX

EXT. 2217
DATE 31 January 1991
YOUR REF. 8/38/SMCC/EARLEY
MY REF. TEK/VI/605/4/2
THIS MATTER IS BEING DEALT WITH BY:

Mr T E Kingswood

Dear Sirs

re: MAIDEN PLACE COMMUNITY CENTRE, LOWER EARLEY

Thank you for your letter dated 25 January.

It may help if I explain the position, in so far as I understand it, in relation to the land hatched purple.

You will recall that I sent you a copy of the draft Transfer with my letter dated 31 July last. That is still the form of the draft Transfer, subject only to the point I mentioned in my letter of 10 January.

In Clause 3 of this document there is a covenant by Pye that the land hatched purple "shall not be built upon so as to obstruct or interfere with leaving the building now erected on the Red Land by way of the existing emergency exit opening onto the said land hatched purple and thence over and across the said land hatched purple."

The reason why Pye has excluded the purple hatched land from the Transfer, is because of the possibility of his erecting a building on the adjoining land. As I understand it, he had, in those circumstances, the idea that there might be a joint entrance link to the two buildings partly over the purple hatched land. In those circumstances, any such entrance would not be constructed in such a way as to block the window you mention, and equally the emergency exit would still be available as would access.

I am not aware that Pye has any present proposals to build for recreational purposes on his adjoining land and, therefore, if he did, whether he would still envisage incorporating some type of joint entrance. In any event, if he had any such proposals, he would need to approach the District Council, who in turn would need to discuss the matter with your clients.

This is therefore a point which has occurred to me in the past, and which I have taken up with Pye. I think that our position is sufficiently protected, and I would prefer, if you do not mind, not raising the matter again with Pye, and waiting for a response.

If you can confirm that your clients are content, I will press Pye's Solicitors to return, duly approved, the draft Transfer so that the matter may be concluded.

Yours faithfully

T. E. Ing

Solicitor

PYE

J.A. PYE (OXFORD) ESTATES LIMITED

Langford Lane · Kidlington · Oxon OX5 1HZ

Telephone: (01865) 373903 Fax: (01865) 372335

Registered Number 1143191 England Registered Office as above

Directors: G.C.Pye P.L.Thompson J.D.Chamberlain

Our Ref: GCP/PJP/235-WDC

9th June, 1999.

17594

PLANNING SERVICES | HPT
POL
DC
APP Naomi
CE
10 JUN 1999
COPIES TO: | ACK:
FILE:

The Chief Planning Officer,
Wokingham District Council,
Council Offices,
Shute End,
WOKINGHAM,
Berks.
RG11 1BN.

Attention: Naomi Dawes..

Dear Sir,

Re: Site Adjoining the Community Hall, Maiden Place, Lower Earley.

Further to Mr. Pye's telephone conversation with Naomi Dawes today, as promised, please find enclosed a copy of the Transfer from this Company to Wokingham District Council in 1991 of the land for the Community Hall. As you may know we built the first part of the Community Hall in 1987, the subsequent extension being built by others. You will see that the plan shows the land that we retained on which it is now suggested it would be appropriate to consider a church for the Lower Earley Baptists, together with some enabling development of 10 two bedroom single storey dwellings in two blocks each of 5, intended for older person occupation.

Yours faithfully,
for J.A. Pye (Oxford) Estates Limited.

G.C. Pye.

Enc.

c.c. Ian Tupman
David Wilkinson, Theodore Goddard..

PYE

J.A. PYE (OXFORD) ESTATES LIMITED
Langford Lane · Kidlington · Oxon OX5 1HZ
Telephone: (01865) 373903 Fax: (01865) 372335
Registered Number 1143191 England Registered Office as above
E-mail: enquiries@pyehomes.co.uk
Directors: G.C.Pye, J.D.Chamberlain

Our Ref: GCP/PJP/235E-LEBC

28th June, 1999.

Mr. Graham Criddle,
Church Secretary,
9 Frieth Close,
Earley,
READING,
Berks.
RG6 5UY.

Dear Mr. Criddle,

Re: Lower Earley Baptist Church
Proposed Church Site, Maiden Place, Lower Earley.

Thank you for your letter of 21st June.

We have been advised by Wokingham District Council that this matter has been passed to Naomi Dawes, the Planning Assistant. I have spoken to her and passed her details of the arrangements made when we built the first part of the Community Hall in 1987, together with the Transfer of the land for that and its extension in 1991, leaving the land remaining for the Church site and the suggested enabling development within our ownership. Ian Tupman who drew up the plans for the enabling development has also spoken to her to arrange a meeting. He was told that she would be writing to us 'in about two weeks' and I will let you know as soon as I have heard from her. I have tried to telephone her office today, but was told she was away.

In case it is of assistance, a copy of the latest updated plan is enclosed and I would mention that the previous plans prepared by you for the internal layout of the Church (which I know you indicated might be changed) were provided to Naomi Dawes during May.

Regarding time scales we are both very much dependent on reactions from Wokingham District Council. Provided we are able to go ahead with the enabling development we can provide you with the Church site straight away. Have you any indication as to your likely time scale to fund construction of the Church?

I am sending a copy of this letter to Naomi Dawes.

Yours sincerely,

Graham Pye

G.C. Pye.

Enc.

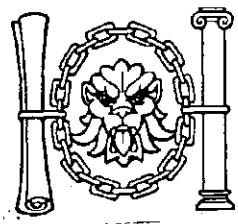
c.c. Ms. Naomi Dawes
Mr. Ian Tupman.

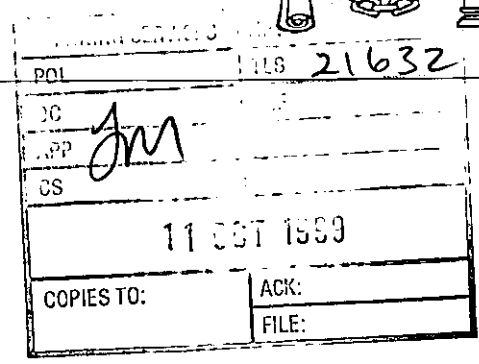
ian tupman design associates

Architectural, planning and design consultants

Widford Cottage, Main Road, Clanfield, Oxon OX18 2SL

Telephone :- 01367 810 277





8th October 1999

Ms. Joss Miller
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire.
RG40 1WR

Dear Ms. Miller

Proposed development of Church and Houses on land adjoining Community Hall, at Maiden Lane, Lower Earley by J. A. Pye (Oxford) Ltd.

I refer to our recent telephone conversations regarding the above development and now enclose a copy of the survey drawing together with two copies of the proposed site layout plan and look forward to receiving your comments.

The proposals, based on the Survey, allow maximum space about buildings and is designed so as to respect all existing development.

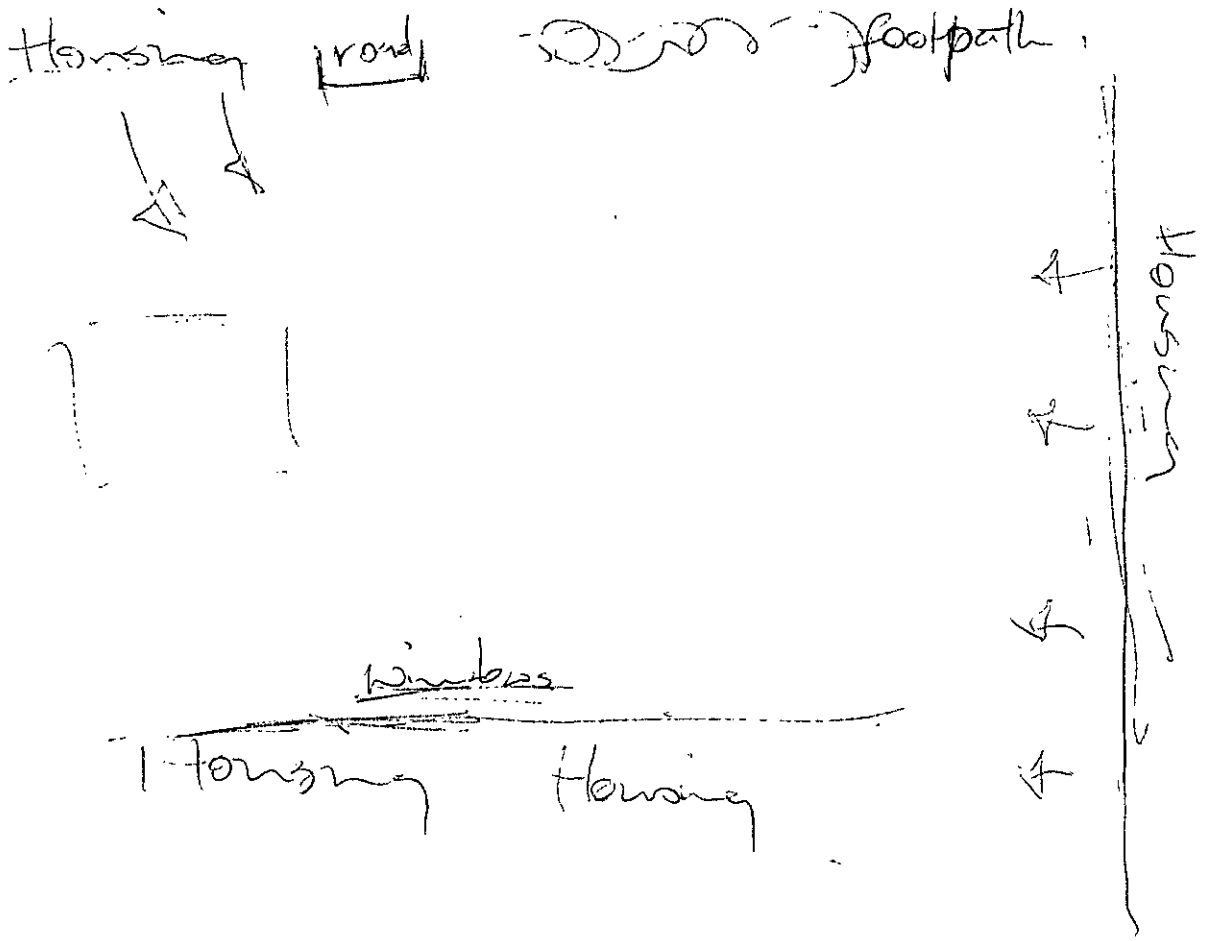
Please note that 10 parking spaces in front of the Church are constructed and that a further 12 spaces have the benefit of planning approval.

Should you require any further information do not hesitate to contact me. I will be away on holiday from today until the 25th of October.

Yours sincerely

Ian Tupman

Ian Tupman.


Housing
road
footpath
Housing
windows
Housing
Housing

Tel: (0118) 974 6479 (Direct Line)

Date: 2 July, 1999

My ref: ND/Earley/PreApp

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

Mr G. C. Pye
J.A.Pye Ltd.
Langford Lane
Kidlington
OXON
OX5 1HZ

YELLOW COPY

Dear Mr Pye,

RE: PROPOSED CHURCH AND 10 (2) BEDROOM BUNGALOWS AT SITE ADJOIING THE COMMUNITY HALL, MAIDEN PLACE, EARLEY.

Thank you for your enquiry of the 27th May. I apologise for the delay in my reply. I have considered the proposal carefully and have serious concerns about the above proposal.

- The site is considered to be overdeveloped, the properties are tightly arranged and I believe a more spacious layout can be achieved on the site.

- The site rises to the far corners of the site from the Community Hall. This has implications for the position, scale and massing of the Church. These issues should be carefully considered in relation to it impact upon the neighbouring properties, particularly in Knossington Close.

- The relationship of the car parking to the rear garden areas of Flat Nos.148 and 149 Maiden Place and 12 Swepstone Close is unsatisfactory as it would impact upon the living conditions of those neighbours.

- The relationship between Plot 10 and 12 Swepstone Close is too tight and dominating over the existing property. The relationship between Plot 5 and 24 Swepstone Close is also very cramped.

- The close proximity of the front elevation of Plot 3 & 4 to the side elevation of Plot 6 is unsatisfactory.

- I also have some concerns over the proposed enlargement area to the Church, this expansion of the Church so close to the houses on Knossington Close would not be looked at favourably (see point 2).

I hope this information is of assistance to you. However, it is given without prejudice to the Council's position in the determination of any application which may be submitted.

Yours sincerely

CAROL E. HUMPHREY
Development Control Manager

PYE

J.A. PYE (OXFORD) ESTATES LIMITED

Langford Lane · Kidlington · Oxon OX5 1HZ

Telephone: (01865) 373903 Fax: (01865) 372335

Registered Number 1143191 England Registered Office as above

E-mail: enquiries@pyehomes.co.uk

Directors: G.C.Pye, J.D.Chamberlain

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

12 JUL 1999

COPIES TO:	ACK:
	FILE:

Our Ref: GCP/PJP/235-WDC
Your Ref: ND/Earley/PreApp

9th July, 1999.

Carol E. Humphrey,
Development Control Manager,
Planning Services,
Wokingham District Council,
Council Offices, P.O. Box 157,
Shute End,
WOKINGHAM, RG40 1WR.

Attention: Naomi Dawes,

Dear Ms. Humphrey,

Re: 9 No. 2 Bedroom Bungalows and
Proposed Church Site Adjoining the Community Hall
Maiden Place, Lower Earley.

Further to my letter of 7th July, please find enclosed a further copy of the 1/500 scale proposed layout, together with a copy of the amended block elevations, for the 9 proposed bungalows.

Yours sincerely,

G.C. Pye.

Enc.

PYE

J.A. PYE (OXFORD) ESTATES LIMITED

Langford Lane · Kidlington · Oxon OX5 1HZ

Telephone: (01865) 373903 Fax: (01865) 372335

Registered Number 1143191 England Registered Office as above

E-mail: enquiries@pyehomes.co.uk

Directors: G.C.Pye, J.D.Chamberlain

Our Ref: GCP/PJP/235-WDC
Your Ref: ND/Earley/PreApp

7th July, 1999.

PLANNING PLOTTERS	RPT
POL	TLS
DC ND	ENF
PP	
CS	18582
06 JUL 1999	
COPIES TO:	ACK:
	FILE:

Carol E. Humphrey,
Development Control Manager,
Planning Services,
Wokingham District Council,
Council Offices, P.O. Box 157,
Shute End,
WOKINGHAM,
RG40 1WR.

Attention: Naomi Dawes,

Dear Ms. Humphrey,

Re: 9 No. 2 Bedroom Bungalows and Proposed Church Site Adjoining the Community Hall Maiden Place, Lower Earley.

Thank you for your letter of 2nd July. Please find enclosed an amended draft proposals plan showing:

i) 9 No. 2 bedroom bungalows, instead of 10 No. bungalows.
ii) The distance between 12 Sweepstone Close and the flank wall of Plot 9, the distance between Plots 3 and 4 and the flank wall of Plot 6 and the distance between the proposed Church and 5 Knossington Close all having been increased.
iii) Car parking to serve Plots 1 to 9 has been moved clear of the boundary adjoining 12 Swepstone Close.
iv) The parking behind the screen wall to 148 – 153 Maiden Place as originally designed when the development was carried out..

I have asked Ian Tupman to arrange a meeting with yourself.

We are undertaking a level survey of the site and will plot the levels on as soon as they are available.

Yours sincerely,

G.C. Pye.

Enc.

c.c. Ian Tupman

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Joss Miller, Planning

My Ref: F/2000/0882

Your Ref: F/2000/0882

Date: 7th August 2000

PLANNING APPLICATION F/2000/0882
OUTLINE PLANNING APPLICATION FOR THE PROPOSED ERECTION OF A CHURCH AND 9 DWELLINGS WITH ACCESS AND PARKING.

The Highway Authority has two main concerns regarding this application. The first relates to possible insufficient car parking associated with the new development, thereby increasing the demand on the existing car parking facilities which could at certain times of the day be at or near capacity. The second relates to the principle of residential development being accessed via a potentially busy car park, where hazardous conflict could occur between pedestrians and cars. Also access to residential development via the car park could also restrict movement for emergency and service vehicles.

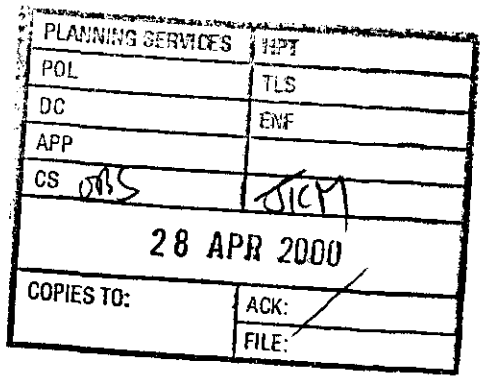
I have received additional information from the applicant's agent DWP (letter dated 15th June 2000) along with a copy of recent correspondence with Earley Town Council setting out the current pattern of use of the Baptist Church in the Community Centre. Although this information is useful, it is not appropriate to apply it to the proposed Church, as the current pattern of use is restrained by the fact that the facilities at the community centre can often be pre booked by other users. Furthermore, the facilities currently used by the church at the community centre would be freed up for other possible users. Therefore, in order to carry out a robust assessment of the likely impact this development will have on the existing car park, and the possible dangers associated with accessing the residential development, the following information will be required :-

1. Confirmation from the applicant as to the likely level/pattern of use of the proposed church. This should be qualified by information from other Baptist Churches within the Reading/Wokingham/Bracknell area.
2. Surveys of the existing car park usage – date/time/method to be agreed with Highway Authority
3. Investigate possible measures to improve pedestrian safety and access for service/emergency vehicles. It may be useful for the applicant to arrange for an independent safety audit covering these issues.

I will be happy to meet with the applicant's agent to discuss the above concerns in greater detail.

Tom Callaghan.

12



Mr and Mrs N Williams
1 Knossington Close
Lower Earley
Reading
Berkshire
RG6 4EU

Ms J Miller
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
RG40 1UR

Dear Ms Miller

Re Planning Application 0/2000/0882
Proposed Church, 9 Dwellings with access and car parking

We are writing to advise you of our fervent objection to the planning application above.

Our objections are as follows:

- Lower Earley is already a densely populated area and we see no reason for any more houses being built in this area.
- The local schools are already overcrowded and more housing will only add to this problem.
- The road system in the area is also exceeding its capacity and extra pollution, traffic and road noise would be created, particularly from those attending the church.
- We live in a quiet cul-de-sac and do not wish the close to be used as an overflow car park when the proposed church car parking reached its capacity.
- The land for the proposed development is a haven for wildlife and should therefore be protected.

I trust that all of our objections will be taken in to consideration.

Yours sincerely

Gill and Nigel Williams

PLANNING SERVICES
POL
APP
CS 0855 JEM
COPIES TO:

FAO Joss Miller Wokingham District Council

135 Maiden Place
Lower Earley
READING
RG6 3HE

12th. April 2000

Dear Sir or Madam

Planning Application 2000/0882
Church & 9 dwellings (Outline).

Regarding the above application if the Council intend to grant planning permission can you please ensure provision is made for:

i) Protection from damage by cars of the garden wall belonging to Maiden Place flats along the east boundary of the proposed car park in the ownership of the applicant. Damage to a residents wall has already occurred within the existing Community Centre car park. (Bollards have since been erected by the Maiden Place management company & partly paid for by the Parish Council.)

ii) An 11pm time limit on use of the building as the size of the building suggests it will not be used solely for worship. There are already some problems of disturbance for residents as a result of evening use of the Centre & Bar.

iii) Implementation of the long promised parking restrictions at the Maiden Place/Kilnsea Drive Junction.

A further matter you should take into account is my concern that when the Church & adjacent Community Centre & Bar are all in full use the parking space available (as proposed & existing area immediately in front of the Community Centre) will be insufficient without overflow into the car park area east of the Maiden Place carriageway. The latter parking area is already used when the Centre has big events on. Whilst there is usually space available for this overflow please note that it is a private parking are managed by the Maiden Place Garden Co. & paid for primarily by residents of Maiden Place. There should be no assumption made that greater use of it is acceptable without discussion with the Maiden Place Garden Co. in which all Maiden Place owners have an interest.

The Company can be contacted via the managing agent Gerry Copps at Deal Varney Newbury 01635 550211. The applicant is involved in the Company as well.

Maiden Place is unusual in that the car park areas are perceived as and used as if they are public areas and suffer from the usual problems of damage & litter. Residents are keen to avoid too greater imbalance between use & responsibility.

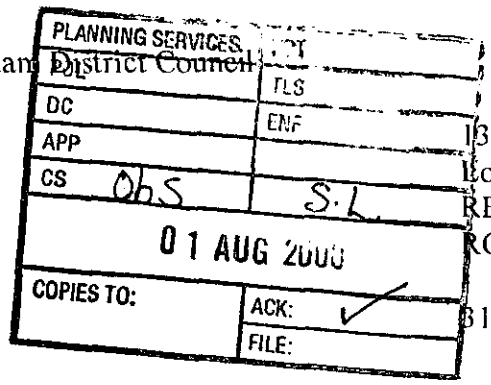
Yours faithfully

H G Albertini
Secretary Maiden Place Flats & Garden Companies.

cc Deal Varney.

10

FAO S Lewis Wokingham District Council



135 Maiden Place
Lower Earley
READING
RG6 3HE

31st July 2000

Dear Sir

Planning Application 2000/0882
Church & 9 dwellings (Outline).

I understand the above application has not yet been fully considered & further to my previous letter of 12th April I wish to make an additional comment on the application with regard to car parking.

I had previously indicated that there would be 'overflow' car parking in the residents parking area if the development proceeds. I have recently taken more careful note of when events at the existing community centre have resulted in residents private parking being used & I can confirm that on some evenings the whole of the residents parking area east of the Maiden Place carriageway is exceptionally full. I would not want this situation to be made worse & I therefore object to the proposal. Can you please ensure this existing problem is taken into account when the application is considered.

Regarding my previous comment on 'yellow line' parking restrictions at the entrance to Maiden Place I am pleased to see these are now in place.

Yours faithfully

H G Albertini
Secretary Maiden Place Flats & Garden Companies.

Joss

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

DATE: 10th April 2000

Location: Land Adjoining Community Centre, Maiden Place, Lower Earley.

Proposal: Outline application for the proposed erection of a church and nine dwellings with access and parking.

Application Number: O/2000/0882

In response to your consultation dated 20th March 2000 for the above application, the landscape comment is as follows:

The outline application is acceptable. The full application must include details of which trees are to be felled and all new planting proposals.

Patricia Green.

Patricia Green
Landscape Consultant

ODS

With compliments

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
	JKM
CS ODS	
11 APR 2000	
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	FILE:



Earley Town Council

Council Offices, Radstock Lane, Earley, Reading, Berkshire RG6 5UL
Richard Raymond DMA ACIS, Town Clerk
Telephone: 0118 986 8995 Fax: 0118 975 6681
E-mail: 106144.3521@compuserve.com

Mr & Mrs P Challans
58 Measham Way
Lower Earley, Reading
Berkshire, RG6 4ES
Tel: 01189 863018

April 2nd 2000

Richard Raymond, DMA, ACIS
Town Clerk
Earley Town Council
Council Offiices
Radstock Lane
Earley
Reading, RG6 5UL

Dear Mr Raymond,

Your ref: P/3/MB/AB/AF1
Re: Planning Application No. 0/2000/0882

Thank you for your letter dated 24th March 2000 advising us of the application to build 9 dwellings and a church on a very small piece of land that is adjacent to our property.

We strongly object to the proposed planning application and hope that Earley Town Council will support us in rejecting this application for the following reasons:

1. Our residential area is already densely populated and this particular piece of land is the only small space available between three separate housing developments. We are desperate to retain this open space to enable us all to breath and not feel hemmed in on all sides.

2. **It is clear from the proposed plans that they are trying to serve two purposes, extra local amenities and a site for further dwellings. This leads to a plan that is totally flawed as there is not enough space to do this without impacting significantly on residents in the surrounding area.**

3. This land is used as a pathway for people walking from Rushey Way to Maiden Place shopping precinct. A pathway runs diagonally across the land, if the proposed planning application is accepted then the amount of people walking along our boundary fence will be increased significantly. We already suffer from some disturbance due to the current pathway, we have had graffiti sprawled on our fence and objects thrown at our windows. We are therefore desperate to ensure that pedestrian traffic is not increased along by our perimeter fence, which would happen if the plans are accepted as there would be no through fare across this piece of land.

4. Our rear garden is not currently overlooked by any property to our left side and we notice that the proposed plans include building six dwellings along side our boundary fence. This would take away our sky line and a great deal of daylight which we and our neighbours enjoy, we also feel that this proposal would de-value our property significantly.

5. We already have a Church at the Asda complex and there is also a place for worship at the Brookside development. There cannot be a need to build a further church in such a small area.

If further dwellings are to be built on this land the number of dwellings should where possible be limited to retain the feeling of some open space. For instance this area could house upto a maximum of four, three to four bedroom houses in keeping with the properties currently ajoining the boundaries of this area.

We hope the Council and its members do appreciate that trying to pack as many people as possible into small spaces does lead to serious problems.

Please therefore reject this planning application No. 0/2000/0882 as it is not acceptable for the uses as defined.

Thank you for the opportunity to raise our concerns with regard to this application.

Yours Sincerely

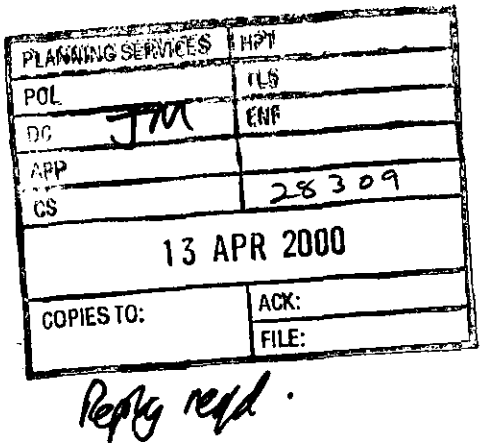
P. Challans

Phil & Jan Challans.

EARLEY TOWN COUNCIL

Town Clerk & Treasurer
RICHARD RAYMOND D.M.A., A.C.I.S.

My Ref: P.1/mjb/3231
Your Ref:



Council Offices,
Radstock Lane,
Earley,
Reading, RG6 5UL

Tel. No. (0118) 986 8995
Fax No. (0118) 975 6681

12 April 2000

Dear Joss,

PLANNING APPLICATION NO. 0/2000/0882 - LAND ADJACENT TO MAIDEN PLACE COMMUNITY CENTRE

Representatives of the Town Council's Planning Committee have no had an opportunity to study further the above Planning Application submitted by J. A. Pye (Oxford) Ltd., and have asked me to seek from you clarification on the following points:

1. The copy of the location plan which we have seems to indicate that the access road to the site and to the Town Council's Community Centre is owned by the applicants, but on the larger scale plan (drawing no. 235/510), the access road does not appear to be included. Could you please confirm whether this is correct.

2. With regard to the land itself, does any form of restriction exist which limits what can actually be built on it. Whilst the original negotiations with Pye at the time the Community Centre was built are now a little distant in the memory, it has been indicated that the use of this last parcel of land was restricted.

3. If the answer to No. 2 above is that there is a restriction, e.g. any building must be for community use, would the proposed church meet this criteria and if so are the additional nine dwellings acceptable with this restriction in mind.

Thank you in anticipation of your assistance and I look forward to hearing from you.

Yours sincerely,

Maddy Bruton

DEPUTY TOWN CLERK

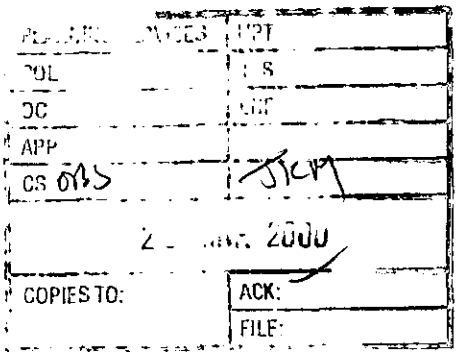
Miss Joss Miller,
Planning Assistant,
Wokingham District Council,
Shute End,
WOKINGHAM, Berks.

e.Mail: 106144.3521@COMPUSERVE.COM

RICHARD & ANGELA BASHFORD
4 KNOSSINGTON CLOSE
LOWER EARLEY, READING
BERKSHIRE, RG6 4EU
TEL/FAX: (0118) 9750302

March 27, 2000

Joss Miller, Case Officer
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR



Dear Ms Miller,

Your ref: Joss Miller 0/2000/0882

Thank you for your letter of the 20th March 2000, regarding the: 'outline planning application for a proposed church and 9 dwellings with access and parking, on the land adjoining the Community Centre, Lower Earley, Reading'.

I would like to strongly object to the proposed development and, apart from the emotional dismay at the possible loss of another of the scarce green spaces which allow this estate to 'breathe', would like to make the following comments regarding the Wokingham District Local Plan.

POLICY WR4: Increasing Existing Open Space Provision

"The parishes that require the most outdoor pitch/court provision in terms of area are Wokingham and Earley, two of the most densely populated areas in the plan.

9.18: In addition a number of greenways were proposed as recreational routes through open spaces in Earley. These are not intended to be formal routes, may not need to be surfaced and would not be lit."

Surely such a space exists on the land adjacent to Maiden Place Community Centre, and this public open space would be lost if developed?

POLICY WR2: Provision of Public Open Space in new residential development

"The council will ensure the provision of a minimum 4.3 hectares of public open space per thousand of population... Areas of P.O.S. will be expected to be of a size, shape and location suitable for recreation use."

The proposed development site is adjacent to a popular Community Centre, which would benefit from additional outdoor facilities on the land right outside its doors – rather than further enclosure by yet more houses on this congested site.

POLICY WR2: Protection of existing open space and recreational facilities

"Development that will result in the loss of existing open spaces or recreational facilities, whether publicly or privately owned, will not be allowed unless:

a) Planning permission has been granted on an alternative nearby site for open space or a recreational facility that would improve recreational facilities for local residents and employees."

POLICY WR1: General Principles for recreational development

9.13: "The Council recognises the recreational importance of open space and recreational facilities within settlements, as well as their amenity value as valuable green space to soften the urban environment. While, for technical reasons, only existing larger (i.e. > 1 hectare) publicly owned open spaces and recreational facilities that lie within the urban area are shown on the proposals map, protection Policy WR2 applies equally to all sites (i.e. including those which are < 1 hectare in size, located outside existing settlement boundaries or privately owned.)"

The proposed development on this 0.37-hectare site would lead to the loss of an invaluable 'breathing space' between the various existing developments within this part of Lower Earley.

POLICY WH1: Housing development – unidentified sites

"Within the identified settlements, on sites that are not identified in the plan for residential use, development in the form of infilling, redevelopment and change of use to residential use will be considered favourably, subject to local environmental and amenity considerations, and all other relevant policies and provisions of this plan, in order to make the best use of land in built up areas.

In particular, the Council will seek to ensure that the following criteria are complied with:

a) Open and wooded areas, and gaps and garden areas, that are important to the character of the settlement, are protected from inappropriate development

f) There is no loss of recreational facilities or public open space"

Empty spaces between the densely packed houses are so rare in Lower Earley, that the loss of one, which has existed for over fifteen years, in the middle of established houses should be considered very carefully.

4 KNOSSINGTON CLOSE•LOWER EARLEY • READING • BERKSHIRE • RG6 4EU
PHONE/FAX: (0118) 9750302

POLICY WBE1: Development in its local context

"The Council will require good contemporary design throughout the plan area, which respects its local context. When considering any application for development the council will have regard to the following considerations:

b) Its visual impact / h) the privacy and amenity of the existing environment

The development will infringe on our privacy, by creating more traffic past our house, adding yet more houses to an already congested area, with gardens and rear windows overseeing our rear garden. No plans were available for the proposed Church. If, however it is of the two-storey height of the Maiden Place Community Centre, and is built on the higher level of the existing land, our property will become totally enclosed on all sides, and the existing houses dominated by the height of the Church.

c) Accessibility

The outline plan proposes that access to the 9 dwellings and a church is from an existing road in Maiden Place, through the two existing car parks next to Maiden Place Community Centre. The road in Maiden Place, and the roadway at the entrance to the proposed site, are both 'full sized' (5.5m) roads. The meandering route through the car parks is distinctly less wide (under 4.8m?) – possibly under the requirement detailed in the DoT publication DB32. I would also consider the prospect of not only taking the limited traffic for the houses, but also the vehicles for the church right next to the Community Centre hazardous; particularly for the children attending the Kilnsea Pre-School held at the centre.

PARKING

The Maiden Place Community Centre has 23 parking spaces directly outside its doors, with a further ten spaces in the approach to the planned site (not twelve as stated on the application). There are approximately 12 additional proposed parking sites shown on the planning application which, by their position must be intended for the use of the occupiers of the 9 proposed dwellings.

In my opinion there will be insufficient parking to serve a church with an approximate size of $500m^2$ as shown on the outline plan. The 'Wokingham District Plan Deposit Draft' indicates a maximum parking requirement of one space per $10m^2$ for places of worship, and $10m^2$ for places of entertainment. Appreciating that these are maximums, and that 50 car parking spaces would probably be too many – 12 would appear to be far too few – particularly when linked to the previous point about narrow access to the site.

4 KNOSSINGTON CLOSE•LOWER EARLEY • READING • BERKSHIRE • RG6 4EU
PHONE/FAX: (0118) 9750302

PATHWAY

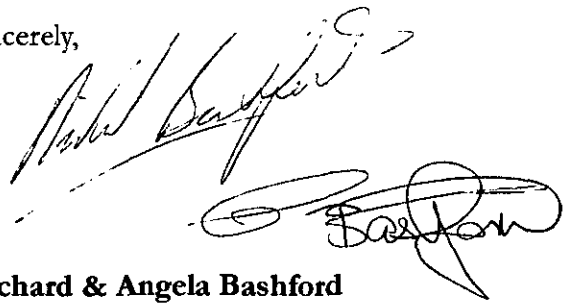
The outline plan proposes to create a new pathway, leading from the existing pathway beside the houses in Knossington Close and Measham Way, towards the church. As this pathway would be accessed directly in front of our property, we are concerned about the additional noise and nuisance this may cause. In particular, we are concerned that, if planning permission is granted, people will prefer to park or off-load passengers in Knossington Close directly in front our house, to gain access to the proposed Church and houses; rather than get involved in the parking congestion by the Community Centre and proposed Church near Maiden Lane.

In addition, there is and has been for the fifteen years we have lived at out property and unofficial 'short-cut' across the site proposed for development, where pedestrians travelling south from Rushey Way have made their way to Maiden Place. I am not sure if this counts as a 'right of way' or a 'bridle-path', but do know that the proposal will drive a large number of people past the side of our house.

In closing, we would not object to sensible plans for the area to be used by the community, but see the Pye Homes application as an attempt to 'shoe-horn' the wrong type of development (scale, form, siting, character, type and level of use) on a site which is patently too small and enclosed for its proposed purpose.

Thank you for the opportunity to raise these objections.

Sincerely,



Richard & Angela Bashford

4 KNOSSINGTON CLOSEE•LOWER EARLEY • READING • BERKSHIRE • RG6 4EU
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30 MAR 2000	
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Mr & Mrs B Williams
12 Swepstone Close
Lower Earley
Reading
RG6 3EZ

Wokingham District Council
Environmental services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Re: Application Number O/2000/0882

Having reviewed the plans I am raising an objection to this development.

Not withstanding the houses that you are proposing to build the Church is not necessary - worshipping facilities exist at the community centre already and there is enough congestion in the area with the current worshippers. A church exists near to ASDA that should be sufficient.

It is inevitable that if the community centre is operating at the same time as a new church then additional congestion would occur with the enlarged worshipping community (possible but not guaranteed) and the community centre fraternity. The Community centre already causes stress to my wife and myself particularly on summer evenings when the noise from the kids outside and the shouting and bawling from the drinkers after the club closes is unbearable. I will be making formal complaints against it this year.

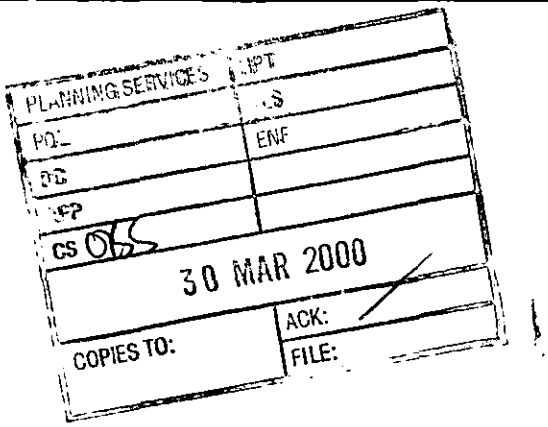
The additional noise of the services adjacent to our house and the gathering of people outside and the associated noise would be most unwelcome, especially in summer when we want to enjoy our garden.

The housing set up again is too congested and it would appear backs onto other houses in Swepstone Close and is adjacent to our property. It is too congested and noise will be a big issue. You cannot keep taking away the green land like this it must stop.

Yours sincerely,

Brent Williams

P.T.O.



Mr & Mrs B Williams
12 Swepstone Close
Lower Earley
Reading
Berkshire
RG6 3EZ
29 March, 2000

Environmental Services Department
Planning Services
PO BOX 157
Shute End
Wokingham
RG40 1WR

RE: Application Number O/2000/0882

Further to my previous letter opposing the proposed development, I am also objecting to the development as it will take away the light from our premises, particularly the Church itself and the screening proposed.

We cannot express in words strong enough our opposition to this scheme and hope that common sense prevails. There are a number of people with views such as ours.

Yours sincerely,

Brent Williams

THAMES VALLEY
POLICE

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31 MAR 2000	
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P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

Date 28th March 2000

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Mr. J. Miller
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 0882

Dear Mr. Miller

Maiden Place, Lower Earley.

Thank you for the details of this outline application.

I have strong reservations about the advisability of orienting the residential buildings on plots 1 - 6 facing east.

This perpetuates the already problematical pattern of development in this area where rear gardens face hidden footpaths and natural surveillance is dramatically reduced.

It would be greatly preferable for the security of the dwellings and the public path system - and for better natural surveillance over the church, if the back gardens of all the proposed dwellings interlocked with the existing development at the north of the site. This would improve the security of the new and existing dwellings, put the public path under much better observation, and allow natural surveillance over the church building.

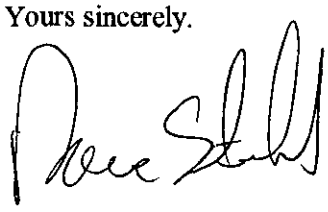
I appreciate the planting and landscape details for the church is only indicative at this stage, but it would be strongly inadvisable to have the building 'hidden' behind hedging. Low planting with railings creates a secure boundary, but still allows good surveillance for security of such premises during the times they are not in use. It is vital that there is no public access or possibility of casual intrusion around the rear of the church building.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the potential crime risks facing this proposal include the vulnerable layout of dwellings backing onto land which may be accessible to the public, the increased risk and perception of fear to users of paths under poor natural surveillance, and the risk of damage and other crime to church buildings which are hidden or accessible to casual intrusion around the site.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.



P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

6

PLANNING SERVICES	HPT
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31 MAR 2000	
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	FILE:

7 Knossington Close,
Lower Earley,
Reading,
Berkshire.
RG6 4EU.
29th Match 2000.

Planning Officer,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR.

Re :- Planning Application No. O/2000/0882.

Dear Sir/Madam,

Further to your recent letter advising me of this proposed development, I have taken the opportunity to view the plans.

Having now seen them, I would be against the proposed development for the reasons as detailed below.

Firstly, I am concerned with the limited parking facilities provided by the developers on the plan. Given that they propose to build a church and nine "dwellings", the number of parking spaces appears wholly inadequate. This leads to serious concerns that Knossington Close would be used for overflow parking.

Also of concern would be the increase in traffic volume that would naturally arise. The Community Centre is currently used by all ages, from small children to the elderly. This would obviously put these particularly vunerable groups of people at a significantly higher risk of road accident.

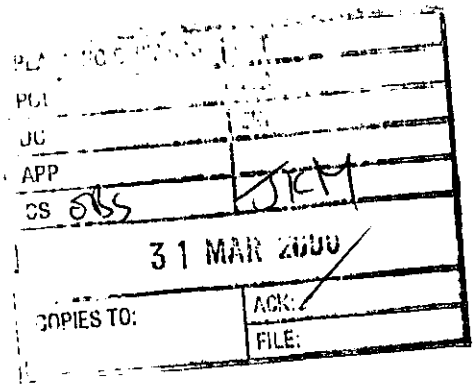
Finally, I feel that this development would lead to the area becoming very over-crowded. It seems that wherever there is an inch of "greenery", the temptation is to build on it.

Whilst current house prices indicate that Lower Earley is both a popular residential area and a financial "carrot" to developers, there must be limits - we should avoid over-development.

Yours faithfully,

David M Mee

cc. Town Clerk (Earley Town Council)



22 Swepstone Close
Lower Earley
Reading
Berkshire
RG6 3EZ
28th March 2000

Dear Sir,

Planning Application Number 0/2000/0882

We are writing to express our grave concern over the proposed building of a church and nine dwellings on the land adjoining the Maiden Place Community Centre.

The plans drawn up would significantly reduce the outlook from our house as it stands at present, completely obscuring all views that we currently have. We are most concerned that all our privacy and some light would be lost due to a row of three terraced houses overlooking our garden from very close proximity. This will obviously have an effect on the selling price of our house.

We are also concerned about the increased noise resulting from properties built so close together and the disruption that any building work will cause.

We are anxious that access to this development inevitably has to be past the Community Centre, by its very nature a building used primarily by young children in Pre-School and Toddler Groups. This will significantly increase the risk of traffic accidents.

When we purchased our house four years ago, we were informed that the original plans for that land had included the building of tennis courts. We are amazed that instead the building of such a large number of properties in a small area is now being considered. This will invariably affect the outlook of existing properties and as our view will be totally obliterated, we would like to know how the law stands with regard to views and outlooks being obscured.

We look forward to your immediate reply,

Yours faithfully, Michael Wroot
Sarah Wroot.

Mike and Sarah Wroot

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6 Knossington Close
Lower Earley
Reading
RG6 4EU

29th March 2000

Mr Chris Wood
Head of Planning and Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Mr Wood

Application No: O/2000/0882
Land Adjoining Community Centre, Maiden Place, Lower Earley, Reading

Thank you for advising of the application to build on the above land. I have viewed the plans and wish to make the following objections:-

1. Nine houses are far too many for the plot allocated. The area is already heavily populated and the drawings show the buildings are not even semi-detached but blocks of 3 of more. This is not in keeping with the surrounding properties.

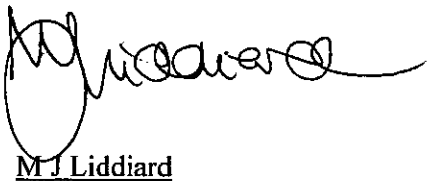
2. The church is only 'proposed' at this stage so there are no drawings available. I object on the basis that drawings are needed before planning permission for the whole site is granted bearing these points in mind:-
   a) Is another church necessary?
   b) Is this the right location for another church - in the midst of residential properties?
   c) Residents already suffer from unacceptable noise levels from the Community Centre e.g. Friday 24th March 7.30pm until 10.30pm the 'base' noise emitted from the front hall of the Community Centre was 'thumping' in my lounge although all my doors and windows were closed. The only thing I can do to drown the noise on such occasions is vacuum for 3 hours!
   d) What are the elevations of this proposed church?
   e) What is the maturity height of the trees which are proposed to be planted against my fence and overhanging my garden?
   f) The entrance to the proposed church is via a footpath. The nearest road is Knossington Close. Visitors will use Knossington Close to park their cars and walk along the footpath to the church. Unfortunately Knossington Close is closer to the proposed church than the car park. The entrance to the church should be in the direction of the car park with no direct footpath access from Knossington Close. Knossington Close was badly designed for parking with most properties having short drives and virtually no pavements or curbs. If this proposed development is granted, it will be a 'nightmare' for the residents of Knossington Close.

continued.....

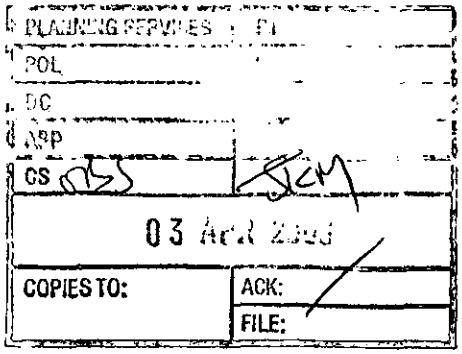
It is extremely important that **all residents in Knossington Close** are informed of this development because it will affect their day to day lives if the application is granted. Please let me know if this is not the case, together with the relevant house numbers, and I will copy your letter to them.

I hope the Planning Officer will refuse this application but, if it is to go to committee, please let me know the date and time of the meeting. I would also like to know who attends such a meeting and whether it is open to any members of the public.

Yours sincerely



M J Liddiard



March 29, 2000

Joss Miller
Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Application Number O/2000/0882

Site Address: Land Adjoining Community Centre, Maiden Place, Lower Earley, Reading.

Dear Ms Miller

We are writing to express concerns we have with the above planning application to build 9 dwellings and a church.

Our main concern is the closeness of houses 7,8 & 9. One of the major reasons we chose our house was because it is not boxed in by others like so many in Lower Earley. We are presently only partially overlooked by one house. If this proposal goes ahead all three of the above houses will directly overlook the rear of our property, this would completely destroy our current level of privacy and tranquillity.

Another concern we have is with the use of the land which we understood was to be for the good of the community. We fail to see how this development will do that. Is it really necessary to fill all available land with even more buildings, in an estate which is already one of the largest in Europe?

We also have reservations about the wisdom of having access to these properties going directly past the community centre which is frequently used by young children. It may be planned as just an extension to the existing car park, but you can be sure that residents will not treat it as such.

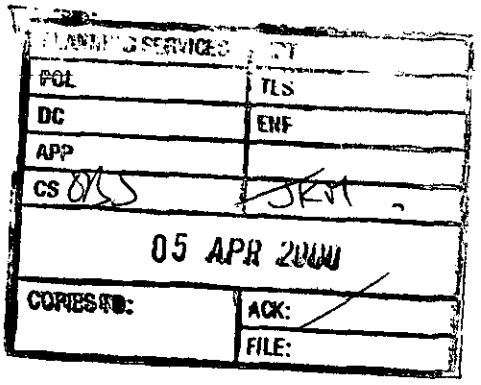
We would be grateful if you took these points into consideration when reviewing this application.

Sincerely,

Mark and Gina Wardle

cc: Earley Town Council

21 SWEPSTONE CLOSE
LOWER EARLEY
READING
RG6 3EZ



20 Swepstone Close
Lower Earley
Reading
Berks.
RG6 3EZ

2nd April 2000

Planning Officer
Wokingham District Council
P.O.Box 157
Shute End
WOKINGHAM
Berks. RG40 1WR

Dear Sirs.

Re: Planning Application No. O/2000/0882 - Outline application for the proposed erection of a Church and 9 Dwellings with access and parking - Land ajoining Community Centre, Maiden Place - J.A. Pye (Oxford) Ltd.

With reference to the above Planning Application, I am writing to express our concern that if this application is approved it will mean the loss of one of the few remaining areas of open land in Earley and the destruction of wild life habitat.

We have been resident at 20 Swepstone Close for 12 years (since the house was built) and were originally advised that the open land would be used for the provision of tennis courts, the assumption being that the land was owned by the Council. This option would have meant that it would keep the area open looking and also still provide for the wild life.

We inspected the plans at Woodley Library but no details are shown of the proposed church. We would be interested in knowing the size of this.

Unfortunately, as the letter from Earley Town Council advising us of this Planning Application was delivered whilst we were away on holiday we have not been able to respond earlier but trust our comments will still receive consideration.

Yours faithfully,

George Tillyer June Tillyer

c.c. Earley Town Council

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP | JKM
CS
07 APR 2000
COPIES TO: | ACK
FILE:

27th March 2000

Amanda Fyfe
23 Swepstone Close
Lower Earley
Reading
Berkshire
RG6 3EZ

Joss Miller
Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Miss Miller

Application Number: 0/2000/0882

Site Address: Land Adjoining Community Centre, Maiden Place, Lower Earley, Reading.

I would ask that my comments and concerns with regard to the above requested planning permission are taken into consideration.

1. The site has provided a popular piece of fallow ground for the local area to use. It is the only piece of ground in the area that has been allowed to be left in a natural state, encouraging wild life, and giving some space to the congestion in Lower Earley. It is a relaxed area where children can play and people walk their dogs.
2. It is a very popular walk through with access to the shops in Maiden Place.
3. Traffic already gets congested in the area of Maiden Place which services the community centre and parking for the flats in the immediate area. To increase traffic flow passed these flats is surely dangerous to the residents of that area and the people who travel that route for access to the shops.

Lower Earley at the original planning stages was careful to keep types and blends of houses together, by placing them in separate locations so they did not run into each other or back onto each other. This planning has ensured that properties retained their value. People were purchasing an environment as much as a home. With this in mind the new development clearly changes that.

4. My property in Swepstone Close has enjoyed a clear view over this land since it was built. As three of the proposed properties are planned to be built immediately behind my property this will inevitably effect the view I currently have.
5. In addition to the loss of views, should the proposed building be erected, the peace of the area will be changed dramatically. Three families will be immediately placed behind my property and these properties are clearly not of the same type as the environment I have chosen to live within. I chose to live in an environment which would attract a maturer family unit. Having terraced properties directly behind my property will undoubtedly affect that.

Lower Earley desperately needs more social attractions than more housing. If we must loose the sanctity of a drop of natural green space please do not allow more housing, of a completely different type to the housing in the surrounding area.

Yours sincerely

Amanda Fyfe

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: O/2000/0882

Proposal:
Outline application for the proposed erection of a church and 9 dwellings with access and parking.

Location:
Land Adjoining, Community Centre, Maiden Place, Lower Earley, Reading

This application is being advertised in the Reading Chronicle newspaper on the 31/03/2000 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **21/04/2000** from the date of this notice. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 31/03/2000

FROM: Joss Miller

DATE: 20 March 2000

PL...	PT 27646
PCL	LS
DC	
APP	
CS	
27 MAR 2000	
COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: O/2000/0882

Proposal: Outline application for the proposed erection of a church and 9 dwellings with access and parking..

Site Address: Land Adjoining Community Centre, Maiden Place, Lower Earley, Reading.

Applicant: J Pye (Oxford) Ltd C/O Ian Tupman Design Associates.

Your observations are required in respect of this application **by 13/04/2000** .

The Town Council is extremely concerned about the proposals outlined in this application. It is felt that they represent an overdevelopment and that the site would have a very cramped appearance. Furthermore the design of the proposed dwellings is not in keeping with other properties in Maiden Place. The proposal, as it stands, gives no scope for further expansion of the Church in the future, if, as with the Town Council's own Community Centres, increased use of the facilities means that the original space and design becomes inadequate and inappropriate.

Furthermore, it is felt that the on-site parking provision is totally inadequate. Whilst it can be argued that there is ample parking elsewhere within the Maiden Place complex, experience has shown that drivers will, in the main, park as close as possible to the building which they are visiting, and this will, in this instance, result in vehicles being parked in the car park of the Town Council's Community Centre adjacent to the application site.

Of the utmost concern to Members of the Planning Committee when this application was discussed is the proposed access to the site, in front of the Town Council's Community Centre. This Centre is now extensively used all through the week, including evenings, by a number of different organisations and individuals. A high percentage of the groups which meet at the Centre are playgroups or are involved in children's activities such as judo classes, gymnastics, etc. There are always a large number of pedestrians in this area a very high percentage of which are children. To even consider allowing a through access in front of the Community Centre under these circumstances to the adjacent site beyond is incomprehensible.

In view of the foregoing, therefore, it is requested that this application is refused.

The Town Council is currently obtaining further information about the status of the application site, etc., and therefore reserves the right to submit further observations in the light of any additional information which may come to hand as a result.

SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

(*) PRE-APPS ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~14 FEB 2000~~ 15 MAR 2000 VALID

Officer: JM | Application No. 0|2000|0882

Map No. 58 Site ...035...

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

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

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(O) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF A CHURCH, 9 DWELLINGS WITH ACCESS AND PARKING

LAND ADJ

Location: COMMUNITY ~~Centre~~ Centre. MAIDEN PLACE

Parish: EARLEY Ward: L. Hungerford. 20.3.2000.

Applicant: J PYE (OXFORD) LTD

Fee Received 760-00 Required ..... Additional ..... Refund .....

Enforcement (15) 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	Scale? access to be within red line?		phoned 21/2 to call back
2	1:500 block plan showing existing & proposed dev. + adj. Properties		15 MAR 2000	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans Plot 7	Window of b/r 2 not shown on rear elevation.		21/2
6	Floor plans	Floor plans for plots 1, 2 & 5?	letter sent	
7	Metric scale disclaimer			22/2
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:

.....

.....

..... Pre-apps (307 & 617) attached.

NEIGHBOURS:

S/NT 21, 22, 23, 24 Swepstone Close
58 Measham Way
4, 5, 6, 7, 8 Knossington Close
12 & 14 Swepstone Close
148, 149, 150, 151, 152 & 153 Maiden Place
Community Centre, Maiden Place

ian tupman design associates

Architectural, planning and design consultants

Widford Cottage, Main Road, Clanfield, Oxon OX18 2SL

Telephone :- 01367 810 277

15 MAR 2000 0692

11th February 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 MAR 2000	
COPIES TO:	ACK:
	FILE:

The Chief Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

For the attention of Mrs. C. Hurst

Dear Sir,

Development of site adjoining Community Hall, Maiden Place, Lower Earley
By J. A. Pye (Oxford) Ltd.

We refer to your letter dated the 22nd of February 2000 and as requested enclose five copies of the 1/1250 location plan for the above and trust that this will enable you to process the application.

Would you please note the following:-

1. Access to the site is shown on the location plan as requested.

2. The floor plans for plots 1 & 5 are as plot 3.

3. The floor plan for plot 2 is as plot 4.

4. The rear window to plot is shown in error on the plan. The elevations are correct.

Should you require any further information do net hesitate to contact me.

Yours faithfully,

Ian Tupman

Ian Tupman.

ian tupman design associates

Architectural, planning and design consultants

Widford Cottage, Main Road, Clanfield, Oxon OX18 2SL

Telephone :- 01367 810 277

20th January 2000

The Chief Planning Officer
Wokingham District Council
P.O.157
Shute End
Wokingham
Berkshire
RG40 1WR

15 MAR 2000 C082

For the attention of Joss Miller

Dear Sir.

Outline Planning Application for a proposed Church and Residential Development on land adjacent to the Community Hall, Maiden Lane, Lower Earley.
By J. A. Pye (Oxford) Ltd.

We Enclose the planning application for the above development together with a cheque for £760 as application fee.

Referring to previous telephone conversations and correspondence, inparticular your letter dated the 30th of November 1999 (ref. JM/MT/PREAPP/EARLEY) would you please note that we have instructed Clive Patmore of the Denis Wilson Partnership to address the question of the levels of use and as soon as this is to hand we will forward it to you.

With regards to the residential part of the proposal we are quite happy for the layout and design of the dwellings to form part of the approval and further more would accept the removal of permitted development.

Should you require any further information do not hesitate to contact us.

Yours Faithfully

IM Tupman

Ian Tupman

cc. Graham Pye, Clive Patmore

1789/a

SECTION 66 CERTIFICATE

Application No.

15.MAR2000* 0682

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . A. Ian Jupman . . . . .

On behalf of . . . . J.A. RE (OXFORD) LTD . . . . .

Date . . . . 20th January 2000 . . . . .

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

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.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . J. Ian Jupman . . . . . .

On behalf of . . . . J.A. RE (OXFORD) LTD . . . . . .

Date . . . . 20th January 2000 . . . . . .

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

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

C002

1.	APPLICANT'S NAME	J.A. PYE (OXFORD) LTD
	ADDRESS	LANGFORD LANE, KIDLINGTON OXFORD
	POST CODE	OX5 1HJ PHONE 01865 373903.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	IAN TOPMAN DESIGN ASSOCIATES
	ADDRESS	WIDFORD COTTAGE, MAIN ROAD CLANFIELD, OXON.
	POST CODE	OX18 2SL PHONE 01367 810277
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	SITE ADJOINING COMMUNITY HALL MAIDEN PLACE, LOWER EARLEY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Outline Application for a Church & 9 dwellings together with access & parking
5. Give the area in hectares or part of a hectare	AREA OF SITE	.37 hectares
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	Site Layout Plan, House Type Plans & Location 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	☐		

1769b

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.

Development Site

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? Yes. IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO to be felled. 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 Approval of L.P.O.

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.

See Layout Plan.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

to mains

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

As existing

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

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	9 / *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — * STATE No. OF HABITABLE ROOMS. 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.

£760-00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED J. Ian Thomson ON BEHALF OF V.A. Rye (Oxford) Ltd DATE 20th January 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				
	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 CHURCH			To detailed Approval.	
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	See Layout	

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? NO
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 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.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) . . . . . .

  . . . . . .

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

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

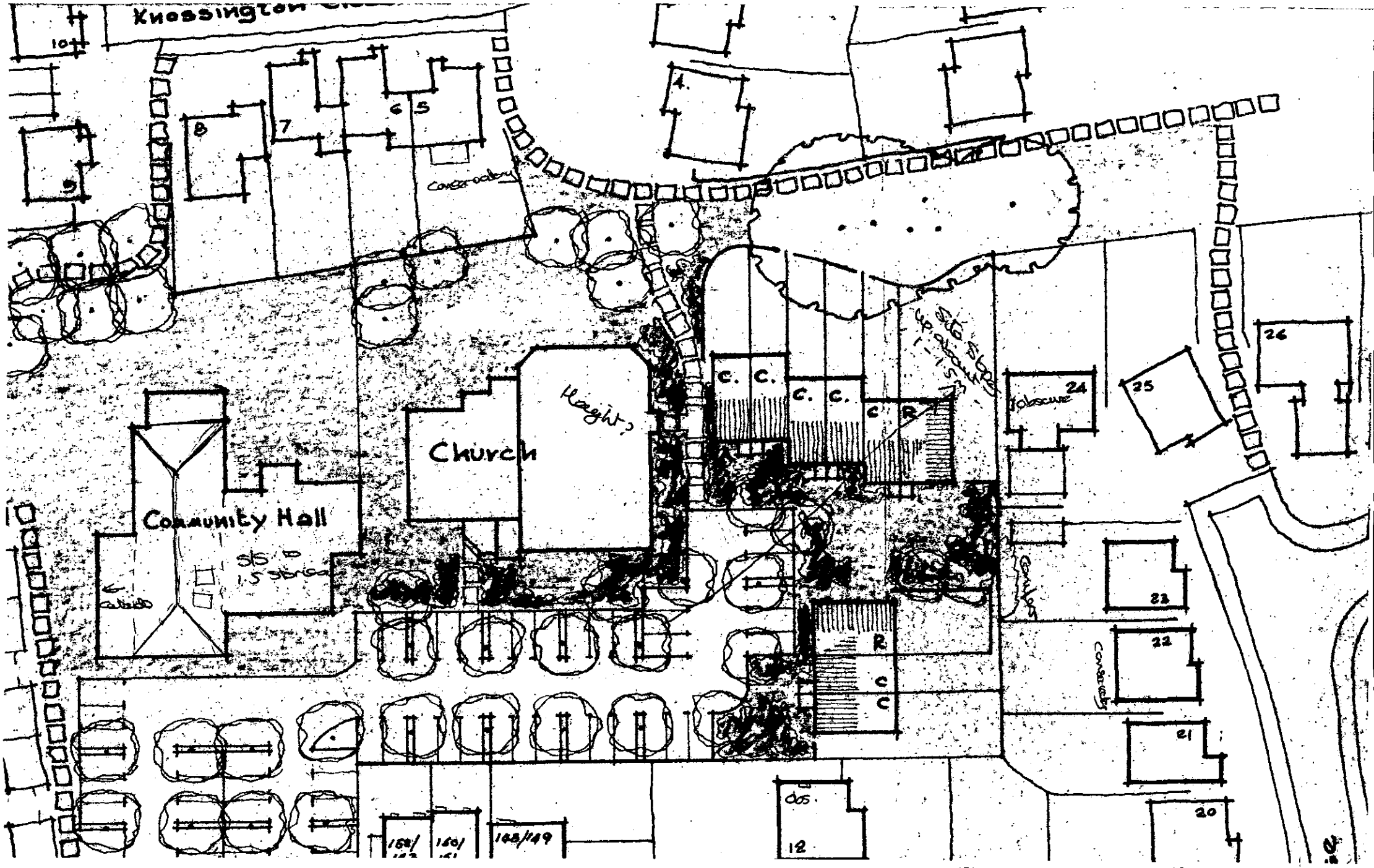
Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . A. Ian Jupman . . . . .

On behalf of . . . . J.A.R.E (OXFORD) LTD . . . . .

Date . . . . 20th January . . 2000 . . . . .

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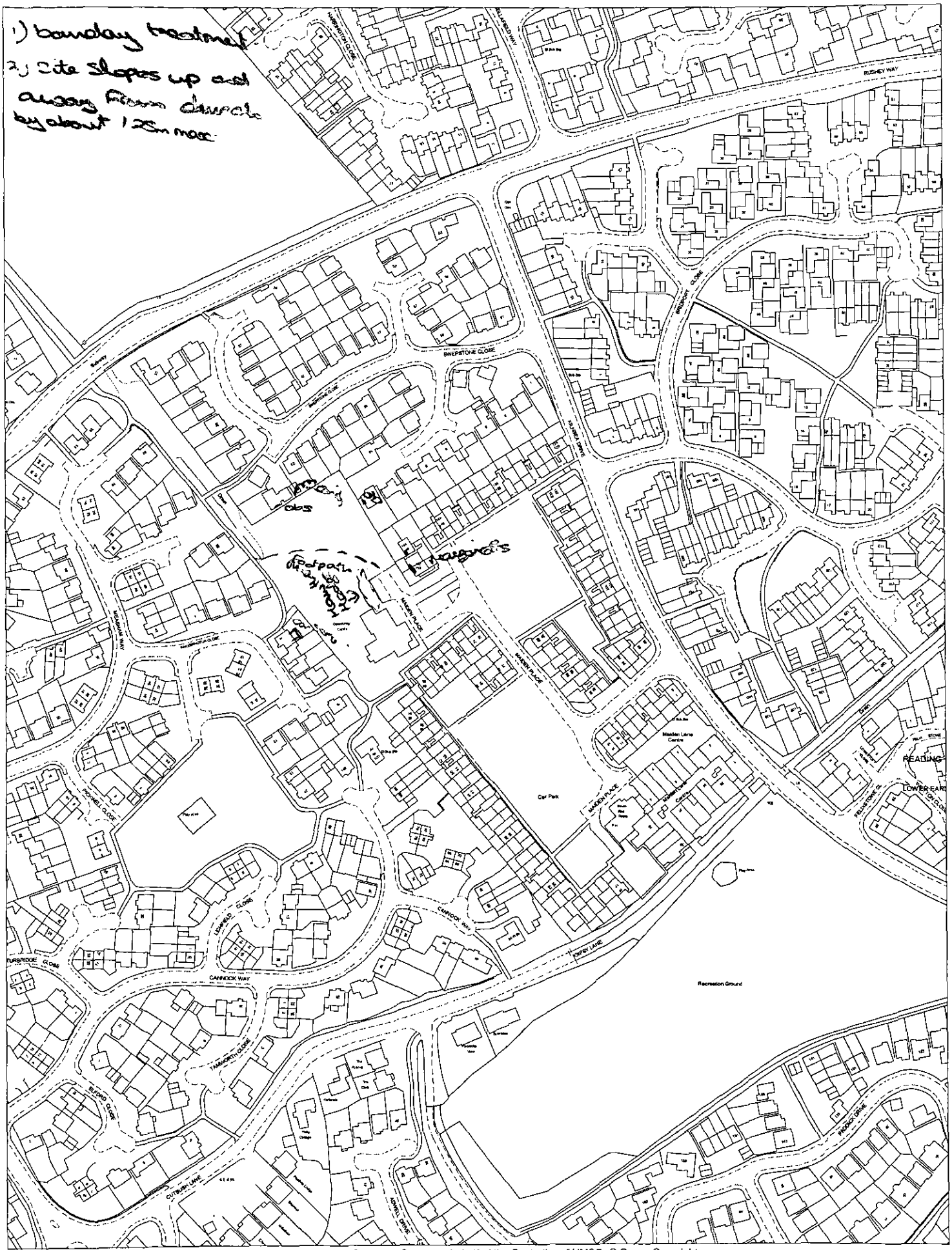

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Development Control Section, Environmental Services, Wokingham District Council.

14 June 2001

Scale: 1 : 2500