APPLICATION NO:
F/2000/0884

LOCATION:
Bass Taverns Unit2 The Square, Chalfont Way, Earley Reading.

APPLICANT:
Bass Taverns Ltd C/O The JTS Partnership

PROPOSAL:
Proposed patio extension, new porch, alterations to fascia and other external works to public house.

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

APPLICATION EXPIRY DATE: **28/04/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bass Taverns Ltd
C/O The JTS Partnership
Barnard House
The Drive
Great Warley
Brentwood
Essex
CM13 3DJ

Application Number: F/2000/0884

Parish:	**EARLEY**
Location:	**Bass Taverns Unit 2, The Square, Chalfont Way, Earley, Reading.**
Proposal:	**Proposed patio extension, new porch, alterations to fascia and other external works to public house.**

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

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

Condition
2. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

Condition
3. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

Condition
4. All plant, machinery and equipment (including fans, ducting and external openeings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

Condition
5. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to persons in neighbouring or nearby properties.

Condition
6. Notwithstanding the details shown on the approved plans no additional external lighting shall be erected on the site as a result of this development. Details of any writing that is required shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason
2. In the interests of the character and amenities of the locality.

Reason
3. In the interests of the character and amenities of the locality.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

Reason
6. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 15/06/2000

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

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/0884 PLANNING OFFICER: Emy Circuit

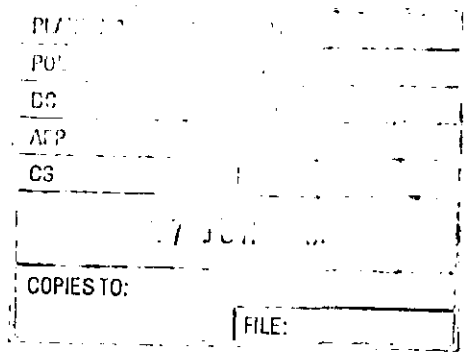
PARISH: EARLEY

PROPOSAL: Revised Plans showing amended plans to elevations to correct discrepancies in scale, and show roof of extension to the car park elevation,

ADDRESS: The Culpeper, Unit 2, The Square, Chalfont Way, Lower Earley.

APPLICANT: Bass Taverns Ltd.,

NO OBJECTION



SIGNED: _____ DATE: 22 JUN 2000

CLERK TO EARLEY TOWN COUNCIL

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 13 February 2001
My ref: EXC/F/2000/0884/conditon 6
Your ref: ND/kk/4363

Nick Davey
The JTS Partnership
Barnard House
The Drive
Great Warley
Brentwood
Essex
CM13 3DJ

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

Dear Mr Davey

THE CULPEPPER MILL, THE SQUARE, CHALFONT WAY, EARLEY – F/2000/0884

I write regarding the submission of details of external lighting, in accordance with condition 6 of the above planning permission, and apologise for the delay in doing so. I can confirm that the lighting indicated on your drawing F784/06 is considered acceptable.

Yours sincerely

John Mitchell,
Development Control Manager

THE JTS PARTNERSHIP

Chartered Valuation Surveyors • Town Planning Consultants

and at Goodbard House, Infirmary Street, Leeds LS1 2JS. (0113) 244 4288

Barnard House, The Drive,
Great Warley, Brentwood,
Essex CM13 3DJ.

Tel: (01277) 224664 Fax: (01277) 215487
Email: service@itspartnership.co.uk

Our Ref: ND/kk/4363

1st August 2000

PLANNING SERVICES	PT 32644
POL	TLS
DC EXC	ENF
APP	
CS	
04 AUG 2000	
COPIES TO:	ACK:
	FILE:

Ms E. Circuit
Environmental Services Dept.,
Wokingham District Council
PO Box 157
Shute End
Woking
Berkshire RG40 1WR

Dear Ms Circuit

PLANNING PERMISSION F/2000/0884
THE CULPEPPER MILL, UNIT 2 THE SQUARE, CHALFONT WAY, EARLEY, READING

I refer to the above grant of planning permission and, in particular, condition no.6 attached thereto.

I am pleased to enclose, in this respect, details of proposed external uplighting to the building. I trust that these details will prove acceptable particularly as, but for the imposition of this condition, these items do not require permission. Indeed, in bringing into control matters that do not otherwise constitute development the condition could be considered to be 'ultra vires'.

Yours sincerely,

p.p.

N. Davey
THE JTS PARTNERSHIP

Enc.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 15 September 2000
My ref: EXC/F/2000/0884
Your ref: ND/kk/4363

Mr N Davey
The JTS Partnership
Barnard House
The Drive
Great Warley
Brentwood
Essex
CM13 3DJ

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

Dear Mr Drake

LANDSCAPING DETAILS TO COMPLY WITH CONDITON02 OF PLANNING PERMISISONF/2000/0884, CULPEPPER MILL, UNIT 2 , THE SQUARE, CHALFONT WAY, EARLEY

With regard to the above, I write to inform you that the landscaping details shown on your annotated drawing F/784/04 D, received on 14 August 2000 and the schedule of planting received on 30 June 2000, received on are satisfactory and the condition has been discharged.

Yours sincerely

John Mitchell,
Development Control Manager

TO: DEVELOPMENT CONTROL (Emy Circuit)

FROM: Environmental Design

DATE: 1st September 2000

Location: Bass Taverns Unit 2, The Square, Chalfont Way Earley.

Proposal: Proposed patio extension, new porch, alterations to fascia and other external works to public house.

Application Number: F/2000/0884.

In response to your consultation dated 23rd August 2000 for the above application, the landscape comment is as follows:

The application is acceptable. The landscape and planting details on drawing no. F784/04 rev. D give the information that was requested in earlier landscape comments on this application. The details are acceptable and the landscape scheme should provide a pleasant setting for the outdoor areas and the building.

Patricia Green

Patricia Green
Landscape Consultant

THE JTS PARTNERSHIP

Chartered Valuation Surveyors • Town Planning Consultants

and at Goodbard House, Infirmary Street, Leeds LS1 2JS. (0113) 244 4288

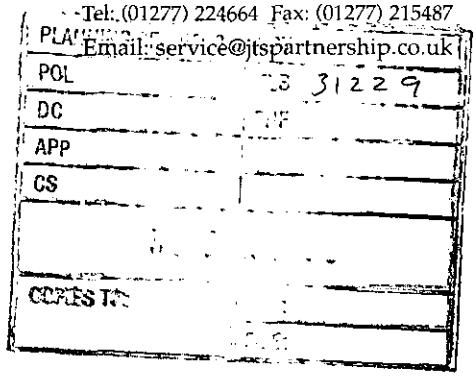
Barnard House, The Drive,
Great Warley, Brentwood,
Essex CM13 3DJ.

Tel: (01277) 224664 Fax: (01277) 215487
Email: service@jtspartnership.co.uk

Our Ref: ND/kk/4363

29th June 2000

PLA
POL 31229
DC
APP
CS
COPIES TO



Ms E. Circuit
Environmental Services Dept.,
Wokingham District Council
PO Box 157
Shute End
Woking
Berkshire RG40 1WR

Dear Ms Circuit

PLANNING PERMISSION F/2000/0884
THE CULPEPPER MILL, UNIT 2 THE SQUARE, CHALFONT WAY, EARLEY, READING

I refer to the above grant of planning permission and am pleased to enclose, in respect of condition no. 2, details of the proposed scheme of soft landscaping. Please give me a call should you require any further information.

Yours sincerely,

pp KKerrand
Nick Davey
THE JTS PARTNERSHIP

Enc.

Partners: G.D. Frall, B.Sc. (Est. Man.), DipBldgCons, F.R.I.C.S., N.J. Pryor, B.Sc. (Est. Man.), A.R.I.C.S., N.J. Davey, B.Sc., A.R.I.C.S.
Associates: P.N. d'Arcy, B.Sc., A.R.I.C.S., S.J. Collins, Dip.T.P., M.R.T.P.I., S.R. Lower, B.A., Dip.T.P., M.R.T.P.I., Tech. R.I.C.S.
Consultant: D. Mallett, F.R.I.C.S. **Practice Manager:** D.A. Swann MIMgt

THE JOINT TOWN PLANNING AND SURVEYING PARTNERSHIP

Saunders Planting Services

Peters Farm, West End, Scaldwell, Northants, NN6 9JX
Tel: 01604 880358 Fax: 01604 881979

RECEIVED
28 JUN 2000

Re Culpepper Mill, Reading.

Detailed below plant species and sizes for proposed Landscaping Scheme for submission to Local Authority.
All new planting beds covered with 75mm of coarse bark chippings.

A. Planting beds to Patio Area.

-	5 no. Choisya ternata	30-45cm
-	5 no. Phormium tenax	60-90cm
-	5 no. Ligustrum ovalifolium	60-90cm
-	5 no. Lavendula hidcote	20-30cm
-	10 no. Hebe Great Orme	30-45cm
-	10 no. Cotoneaster simonsii	60-90cm
-	10 no. Potentilla Katherine dykes	30-45cm
-	5 no. Ceonothus dentatus	30-45cm
-	5 no. Santolina incana	20-30cm
-	5 no. Euonymous Emerald and gold	20-30cm
-	5 no. Cotoneaster coral beauty	30-40cm
-	10 no. Hebe Autumn Glory	20-30cm

B. Planting to enhance existing planted beds.

-	10 no. Choisya ternata	30-45cm
-	10 no. Santolina incana	20-30cm
-	10 no. Lavendula hidcote	20-30cm
-	10 no. Hebe Great Orme	30-45cm
-	10 no. Cotoneaster coral beauty	30-40cm
-	10 no. Euonymous Emerald and Gold	20-30cm
-	10 no. Potentilla Katherine dykes	30-45cm
-	10 no. Ceonothus dentatus	30-45cm

ARCHITECT'S
RECEIVED
12 JUL 2000

1970

(RING ONE)

REVISED PLANS / ADDITIONAL PLANS / MINOR AMENDMENTS / ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/[illegible] (Planaps) / (Ludhouse) Date Rec. 14/8/00

Location: The Cedarwood Hall, Unit 2, The Square, Chantry Way

Parish Woodley

Applicant: [illegible]

Description of attached plans

Landscape plan + schedule

Drawing No's: F/754/04 D

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 1/9/2000 (21 days)

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER Exc

Consultations Sent by Admin. on 23/8/00

Yellow - Part One Copy
Green - Officer's Copy

Date: 23 August 2000 24 AUG 2000

To:
Neil Etherington
Senior Arboricultural Officer

We have received Plans to comply with conditions for the following planning application:

Application Number: F/2000/0884

Location: Bass Taverns Unit 2, The Square, Chalfont Way, Earley, Reading.

Proposal: Proposed patio extension, new porch, alterations to fascia and other external works to public house.

Applicant: Bass Taverns Ltd C/O The JTS Partnership.

Case Officer: Emy Circuit

The new plans show the following: Landscaping details and schedule. (Plan No. F784/04 D)

Comments are required by 01/09/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

THE JTS PARTNERSHIP

Chartered Valuation Surveyors • Town Planning Consultants

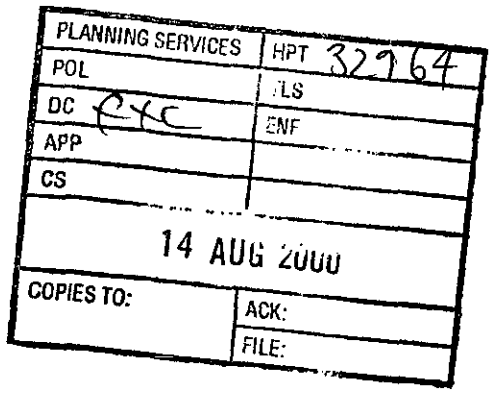
and at Goodbard House, Infirmary Street, Leeds LS1 2JS. (0113) 244 4288

Barnard House, The Drive,
Great Warley, Brentwood,
Essex CM13 3DJ.

Tel: (01277) 224664 Fax: (01277) 215487
Email: service@jtspartnership.co.uk

Our Ref: ND/kk/4363

10th August 2000



Ms E. Circuit
Environmental Services Dept.,
Wokingham District Council
PO Box 157
Shute End
Woking
Berkshire RG40 1WR

Dear Ms Circuit

PLANNING PERMISSION F/2000/0884
THE CULPEPPER MILL, UNIT 2 THE SQUARE, CHALFONT WAY, EARLEY, READING

As requested, please find enclosed a revised site plan drawing (four copies) which has been notated by reference to the planting schedule submitted in respect of condition no. 2.

I trust that the landscape scheme will prove acceptable.

Yours sincerely,

p.p. **N. Davey**
THE JTS PARTNERSHIP

Enc.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0884

Applicant : Bass Taverns Ltd C/O The JTS Partnership.

Location : Bass Taverns Unit2, The Square, Chalfont Way, Earley, Reading.

Proposal : Proposed patio extension, new porch, alterations to fascia and other external works to public house.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10 May 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 28 March 2000

Date Registered : 03/03/2000

Earliest Date for Decision : 13/04/2000

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

Application Expiry Date: 28/04/2000

Consultation Responses :

Earley TC - "no objection"
Highways- no objections
Access officer - suggests improvements to accessability for disabled people
Environmental Health- Conditions - no comments on amended plans
Landscape - Suitable to local environment - suggest conditions. Same - for revised plans

Planning Issues :

Identified Settlement
Retail ~~District~~ Centre WSH5
Town Centre WSH1 | WTC

Application Number: F/2000/0884
The Culpepper Mill, Chalfont Way, Lower Earley

Appraisal: Permission for a public house with managers accommodation was granted in 1994 (41675). Subsequently permission has been granted for a covered yard for storage of bottles (43382, 1994) and alterations to a retaining wall (63064, 1996).

Proposed internal changes:

The existing pub has a shower, relief managers room and self-contained flat on the first-floor. The proposed internal alterations would involve the relocation of some kitchen facilities, staff and customer toilets and the office to the first-floor, leaving just one room for staff accommodation. The ground-floor layout would also be changed, increasing the seating area significantly. As the accommodation is ancillary to the A3 use and does not have a separated access the proposals are not considered to be contrary to policy WH3, Existing Residential Uses.

Proposed external changes:

In the entrance elevation one of exiting doors would be replaced with a window, one doorway and a window would be closed off and new entrance doors with small porch would replace an existing window. Two windows would be inserted in the Rushey Way elevation. In the Chalfont Way elevation part of the yard wall would be removed and a gate inserted, four existing doors and one window would be replaced with two larger windows and four first-floor windows would be blocked up.

In the car park elevation there would be an extension of about 12.5 m^2 in part of the area between the yard and bar.

Outside the building play area is to be changed to a patio with additional seating.

It is also proposed that timber and render should be applied to the exterior of the building giving a 'Tudor' appearance. The combination of these alterations will alter the appearance of the building but it will not be out of character with the surrounding area.

Recommendation: conditional approval

Application Number F/2000/0884
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC40	SR17	
03	SC41	SR17	
04		SR05	

All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

05		SR05	

All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to persons in neighbouring or nearby properties.

06		SR05	Not withstanding the details shown on the approved plans no additional external lighting shall be erected on the site as a result of this development. Details of any writing that is required shall be submitted to and approved in writing by the L.P.A.

RECORD OF SITE VISIT

SITE ADDRESS: Bass Taverns Unit2
The Square, Chalfont Way Earley
Reading.

APPLICATION NUMBER: F/2000/0884

OFFICER: Emy Circuit

DATE OF SITE VISIT: 28 March 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? 10 May - sign by roundabout

2. DESCRIPTION OF SURROUNDINGS
District centre - parking, retail + petrol station
to south land falls to road, planting on embankment.

3. DESCRIPTION OF SITE/BUILDING public house, 1+2 storey
patio and childrens play area surrounded by
0·75m picket fencing.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Carpark area, separated by 1m planting and
petrol station

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING adjacent.

LEVELS raised above Rushey Way

BOUNDARY TREATMENT - picket fence + planting

OTHERS -

Received by Wokingham District Council

Application No: F/2000/0884

PROPOSAL:
Proposed patio extension, new porch, alterations to fascia and other external works to public house.

LOCATION:
Bass Taverns Unit2, The Square, Chalfont Way, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/04/2000. 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 6479

Date: 16 June 2000

My ref: F/2000/0884

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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

Dear Councillor

Application Number: F/2000/0884
Bass Taverns Unit2, The Square, Chalfont Way, Earley, Reading.
Proposed patio extension, new porch, alterations to fascia and other external works to public house.

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 **Emy Circuit** on **(0118) 974 6479**. 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 16 June 2000

Please see attached for condition re lighting

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0884**
Bass Taverns Unit2, The Square, Chalfont Way, Earley, Reading.
Proposed patio extension, new porch, alterations to fascia and other external works to public house.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: [signature] Date: 6/6/00

Councillor F Rolls

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

PLANNING SERVICES RPT
POL
APP
CS
12 JUN 2000
COPIES TO:
ACK:
FILE:

Tel: (0118) 974 6479

Date: 6 June 2000

My ref: F/2000/0884

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 Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/0884
Bass Taverns Unit2, The Square, Chalfont Way, Earley, Reading.
Proposed patio extension, new porch, alterations to fascia and other external works to public house..

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 **Emy Circuit** on **(0118) 974 6479**. 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

John Mitchell

Head of Planning and Transportation

Tel. (0118) 974 6479

Date: 18 May 2000

Your Ref:

My Ref: Emy Circuit / **F/2000/0884**

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

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Councillor

Application Number: F/2000/0884

Site Address: Bass Taverns Unit 2, The Square, Chalfont Way, Earley, Reading.

Proposal: Proposed patio extension, new porch, alterations to fascia and other external works to public house.

Revised/additional plans show: Amended plans and elevations to correct discrepancies in scale and show roof of extension to the car park elevation. Drawing nos F784/02, 03A, 04C, 05E & 06G.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **28/05/2000**. Any comments received after this date may not be taken into account in determining the application.

Please quote reference number **F/2000/0884** in all communications and any response should be addressed to **Emy Circuit** the case officer dealing with this application.

If you have any queries regarding this matter please contact the case officer on **(0118) 974 6479**.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

lighting mtr spill

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 MAR 2000

Officer: EXC Application No. F/2000/0884.

Map No 58 Site 030

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED PATIO EXTENSION, NEW PORCH, ALTERATIONS TO FASCIA AND OTHER EXTERNAL WORKS TO PUBLIC HOUSE

Location: THE CUPPER MILL PH, CHALFONT WAY

Parish: EARLEY Ward: Radheath. 20.3.2000

Applicant: BASS TAVERNS LTD

Fee Received 95-00 (S) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans		request with SN	
6	Floor plans (Proposed)	First floor plan does not show pos. of windows		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 20.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

No prev apps .....

NEIGHBOURS:

SN + Fraser Garages, Unit 1 The Square, Chalfont Way
44, 46, 48, 50 Bradmore Way ✓
50 Calmworth Close ✓
+ Building marked (*) on map

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Emy Circuit

DATE: 12th June 2000

Location: Bass Taverns Unit 2, The Square, Chalfont Way, Earley.

Proposal: Proposed patio extension, new porch, alterations to fascia and other external works to public house.

Application Number: F/2000/0884 (additional plans)

In response to your consultation dated 23rd May 2000 for the above application, the landscape comment is as follows:

The revised plans for this application are satisfactory. However they do not answer the landscape points made in the earlier response dated 10th April 2000 to the application. Landscape information is still required giving details of all planting proposals.

Patricia Green

Patricia Green
Landscape Consultant

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Emy Circuit, Planning

My Ref: JPE/JS

Your Ref:

Date: 31 May, 2000

APPLICATION NO: F/2000/0884
PROPOSED PATIO EXTENSION, NEW PORCH, ALTERATIONS TO FASCIA AND OTHER EXTERNAL WORKS TO PUBLIC HOUSE
LOCATION: BASS TAVERNS UNIT 2, THE SQUARE, CHALFONT WAY, EARLEY

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

Joanne Ellis
Senior Environmental Health Officer

Emy Circuit
From: Joanne Ellis
Sent: 08 June 2000 08:45
To: Emy Circuit
Subject: CULPEPPER MILL, F/20000/0884

Emy
I have no additional comments regarding the amended plans for the above application.
Jo

Date: 23 May 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0884

Location: Bass Taverns Unit 2, The Square, Chalfont Way, Earley, Reading.

Proposal: Proposed patio extension, new porch, alterations to fascia and other external works to public house.

Applicant: Bass Taverns Ltd C/O The JTS Partnership.

Case Officer: Emy Circuit

The new plans show the following: Part 2 of application form including volume of extension to car park elevation.

Comments are required by 02/06/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1970

(RING ONE)

REVISED PLANS | (ADDITIONAL PLANS) | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0854 (Planaps) / (Ludhouse) Date Rec. 19 May 2000

Location: The Culpeppe Mill, Unit 2, The Square Charlton Way

Parish Lower Earley

Applicant:

Description of attached plans

Part 2 of application form & includes volume of extension & car park elevation

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and Case Officer unless specified.

Emy – Wasn't sure if you wanted neighbours consulting again. Let me know if you do.

Penny.

you wish consulted.

		Drawing No's	
	1. NK (Landscape & Trees)		
	2. NK (Env. Design)		
	3. XA (Highways)		
	4. NF (Building Control)		
	5. BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

consultation.

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. Y (N) (Delete as required)

Redate Application Y (N) From

New Site Notice Y (N)

New Description

CASE OFFICER EXC

Consultations Sent by Admin. on 23.05.B5

Yellow - Part One Copy
Green - Officer's Copy

29583
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19 MAY 2000
COPIES TO:
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FILE:

THE JTS PARTNERSHIP

Chartered Valuation Surveyors ▪ Town Planning Consultants

ADDITIONAL PLAN

0884

Barnard House, The Drive, Great Warley, Brentwood, Essex CM13 3DJ
Tel: (01277) 224664
Fax: (01277) 215487
Email: service@jtspartnership.co.uk

and Goodbard House, Infirmary Street, Leeds LS1 2JS (0113) 244 4288

FACSIMILE COVER SHEET

To:	Ms Circuit - Planning Department Wokingham Borough Council - 0118 974 6484		
From:	Nick Davey	**JTS Ref:**	ND/JO/4363
Date:	18th May 2000	**Total Pages:**	2
Remarks:	**FOR INFORMATION**		
Message:	**PLANNING APPLICATION S/2000/0884** **THE CULPEPPER MILL, THE SQUARE, CHALFONT WAY, EARLEY** I refer to our recent conversation and am pleased to enclose, as requested, a corrected copy of Part 2 of the application form. I understand that you now have the revised scheme drawings which will be the subject of a short re-consultation (approximately 10 days). Assuming that no further matters arise I understand that you will then be able to take the matter forward with a recommendation that consent be granted.		

If you do not receive all the pages, or they are received in error, please call us as soon as possible on (01277) 224664

Partners: G D Frall BSc (Est Man), DipBldgCons, FRICS, N J Pryor BSc (Est Man), ARICS, N J Davey BSc, ARICS
Associates: P N d'Arcy BSc, ARICS, S J Collins Dip TP, MRTPI, S R Lower BA , Dip TP, MRTPI, Tech. RICS
Consultant: D A Mallett FRICS Practice Manager: D A Swann MIMgt

THE JOINT TOWN PLANNING AND SURVEYING PARTNERSHIP

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK & ANCILLARY	655.75 m²		22.5 m² ~~(new 3.75 sqm porch)~~	
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	46	-
Proposed	46	-

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinary to be installed and any end products. You may wish to amplify your answers in a covering letter. — N/A

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

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

Existing Staff	Transferred Staff	New Staff	Total
	NOT KNOWN		

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? — 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'.

Date: 18 May 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0884

Location: Bass Taverns Unit 2, The Square, Chalfont Way, Earley, Reading.

Proposal: Proposed patio extension, new porch, alterations to fascia and other external works to public house.

Applicant: Bass Taverns Ltd C/O The JTS Partnership.

Case Officer: Emy Circuit

The new plans show the following: Amended plans and elevations to correct discrepancies in scale and show roof of extension to the car park elevation. Drawing nos F784/02, 03A, 04C, 05E & 06G.

Comments are required by 28/05/00.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

(REVISED PLANS) ADDITIONAL PLANS MINOR AMENDMENTS ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0884 (Planaps) / (Ludhouse) Date Rec. 17/5/00

Location: Bass Taverns, Unit 2, The Square, Chalfont Way

Parish Earley

Applicant: Bass Taverns Ltd

Description of attached plans amended plans and elevations to correct discrepancies in scale and show roof of extension to the car park elevation

Drawing No's: F/784 / 02, 03A, 04C, 05E and 06G

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Env. Health

Drawing No's

1. NK (Landscape & Trees) ✓
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: As original consultees.

Date for Responses [illegible] 10 days.

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXC.

Consultations Sent by Admin. on 18.05.PS.

Yellow - Part One Copy
Green - Officer's Copy

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FILE:

Architect C.T.

Architects
Interior Designers

Clifford Tinker DA Dip. Arch. RIBA.
Paul Brook Dip. Arch. Manc. RIBA.

21, Ralli Courts,
West Riverside,
Manchester, M3 5FT.

Fax: 0161-832-0656
Telephone: 0161-835-3300
E-mail: general@architect-ct.co.uk

Ms Emy Circuit
Environmental Services Department
Wokingham District Council
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Date 15th May 2000 Your ref: Our Ref: JD/LAC/F784/PI/01

Dear Ms Circuit

The Culpepper Mill, Earley, Reading
Ref: 2000/08/84

Please find enclosed six copies of the following amended plans and elevations for the above named project:

F784/ 02
03A
04C
05E
06G

I trust the amendments are satisfactory.

Yours sincerely
for Architect CT

J Dickinson

Jon Dickinson

0834

cc Mr Nick Davey – The JTS Partnership

0884

FAX COVER SHEET

TO: Nick Davey

FROM: Emy Circuit

DESTINATION FAX No: 01277 215 487

DATE: 15 May 2000

TIME: 4:30 pm

SUBJECT: elevations etc.

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 4

Please find enclosed the sketches I mentioned – very rough but hopefully they illustrate what I'm talking about. ① shows how I think the car park elevation should be if the roof over the disabled toilet is flat. 2a to show how we think it would appear if the ~~H~~ part of the roof were pitched, which would be preferred.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End, Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

I Hope this is clear. Please call if you have any queries

Emy Circuit.

0118 974 6486

PS the fax No you probably have is out of order please try [illegible]

Date: 10 May 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0884

Location: Bass Taverns Unit2, The Square, Chalfont Way, Earley, Reading.

Proposal: Proposed patio extension, new porch, alterations to fascia and other external works to public house.

Applicant: Bass Taverns Ltd C/O The JTS Partnership.

Case Officer: Emy Circuit

The new plans show the following: Amended elevations to show roof of extension. Drawing no F/784/06F.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0884 (Planaps) / (Ludhouse) Date Rec. 27/4/00

Location: Bass Taverns, Unit 2 The Square, Chalfont Way, Earley Parish Earley

Applicant: Bass Taverns Ltd

Description of attached plans Amendments to canopies amended elevations to show roof of extension

Drawing No's: F/784/06f

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____ 1. NK (Landscape & Trees) _____ ☐
_____ 2. NK (Env. Design) _____ ☐
_____ 3. XA (Highways) _____ ☐
_____ 4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses info only

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 11.05.PS.

Yellow - Part One Copy
Green - Officer's Copy

THE JTS PARTNERSHIP

Chartered Valuation Surveyors • Town Planning Consultants

and at Goodbard House, Infirmary Street, Leeds LS1 2JS. (0113) 244 4288

Barnard House, The Drive,
Great Warley, Brentwood,
Essex CM13 3DJ.

Tel: (01277) 224664 Fax: (01277) 215487
Email: service@jtspartnership.co.uk

Our Ref: ND/kk/4363

26th April 2000

PLANNING SERVICES	RPT 28744
POL	TLS
DC ✓EXC	ENF
APP	
CS	
27 APR 2000	
COPIES TO:	ACK:
	FILE:

0884

Ms E. Circuit
Environmental Services Dept.,
Wokingham District Council
PO Box 157
Shute End
Woking
Berkshire RG40 1WR

Dear Ms Circuit

REVISED PLAN

APPLICATION NO. F/2000/0884
THE CULPEPPER MILL, UNIT 2 THE SQUARE, CHALFONT WAY, EARLEY, READING

I refer to our recent conversation regarding the above application and am pleased to enclose, in this respect, six copies of revised elevation drawing no. F784/06F.

Please give me a call should you require any further information.

Yours sincerely,

P.P. KKemp

Nick Davey
THE JTS PARTNERSHIP

Partners: G.D. Frall, B.Sc. (Est. Man.), DipBldgCons, F.R.I.C.S., N.J. Pryor, B.Sc. (Est. Man.), A.R.I.C.S., N.J. Davey, B.Sc., A.R.I.C.S.
Associates: P.N. d'Arcy, B.Sc., A.R.I.C.S., S.J. Collins, Dip.T.P., M.R.T.P.I., S.R. Lower, B.A., Dip.T.P., M.R.T.P.I., Tech. R.I.C.S.
Consultant: D. Mallett, F.R.I.C.S. **Practice Manager:** D.A. Swann MIMgt

THE JOINT TOWN PLANNING AND SURVEYING PARTNERSHIP

PLANNING SERVICES RPT 28266
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12 APR 2000
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THE JTS PARTNERSHIP

Chartered Valuation Surveyors ▪ Town Planning Consultants

Barnard House, The Drive,
Great Warley, Brentwood,
Essex
CM13 3DJ
Tel: (01277) 224664
Fax: (01277) 215487
Email: service@jtspartnership.co.uk

and Goodbard House, Infirmary Street, Leeds LS1 2JS (0113) 244 4288

FACSIMILE COVER SHEET

To:	Emy Circuit 0118 974 6484 Planning Department Wokingham District Council	**cc:**	
From:	Nick Davey	**JTS Ref:**	ND/kk/4363
Date:	11th April 2000	**Total Pages:**	4
Remarks:	**URGENT . REPLY ASAP . PLEASE COMMENT . FOR INFORMATION**		
Message:	**APPLICATION NO. F/2000/0884** **THE CULPEPPER MILL, CHALFONT WAY, EARLEY** I refer to our conversation earlier today and am pleased to attach, as requested, a copy of the letter, dated 22nd March 2000, which we have received from the Council's Access Officer. I confirm that the drawings are currently being revised in order to both take into account the matters raised by your colleague and the issues that we discussed today. Whilst writing I can also confirm that the site notice will be erected on Thursday and that the 'Room' on the first floor will be an assistant manager's bedsit. I hope to have the revised drawings with you early next week.		

If you do not receive all the pages, or they are received in error, please call us as soon as possible on (01277) 224664

Emg

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 10th April 2000

Location: Bass Taverns Unit 2, the Square, Chalfont Way, Earley.

Proposal: Proposed patio extension, new porch, alterations to fascia and other external works to public house.

Application Number: F/2000/0884

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

The application is acceptable since it is suitable for the local environment. However landscape information is required giving details of all new planting proposals and outlines of the plant establishment and maintenance routines.

Patricia Green.

Patricia Green
Landscape Consultant

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT 27829
TLS
DC ✓ ETC | ENF
APP
CS
31 MAR 2000
COPIES TO: | ACK:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: JPE/culpepper

To: Emy Circuit, Development Control

Your Ref: F/2000/0884

Date: 30 March 2000

PROPOSAL: PATIO EXTENSION, NEW PORCH, ALTERATIONS TO FASCIA AND OTHER EXTERNAL WORKS TO PUBLIC HOUSE
ADDRESS: CULPEPPER MILL, 2 CHALFONT SQUARE, EARLEY

These proposals have been evaluated and I have no environmental health objections to the application but recommend imposition of the following conditions to protect neighbouring properties from potential noise or odour nuisance.

1. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to persons in neighbouring or nearby properties.

2. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6361.

Joanne Ellis

☎ 0118 974 6379 (Direct Line)
Wednesday, 22 March 2000

The JTR Partnership
Barnnard House
The drive
Great Warley
Brentwood
Essex
CM13 3DJ

Access Officer
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6376
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir

Planning Application No 70590
Address: The Culpepper Mill, Chalfont Way, Lower Earley

The above Planning Application has been examined for the provision of access and facilities for disabled people.

The following two lists of points should be addressed in order to improve the use of the building by disabled people.

List A. (These are mandatory requirements under the Building Regulations)

1. Level access needs to be provided from the curtilage of the site and from the disabled parking bays to the main entrance. If site constraints necessitate an approach steeper than 1 in 20 a ramped approach should be provided.
2. The entrance lobby is to small it needs to be 2m x 1.8m.
3. Please ensure that entrance doors and or the frames need to be clearly identified by tonally contrasting with the wall. Door furniture should be distinguishable from the door, and the door opening pressure should not exceed 25-30 Newton's.
4. Ensure guarding fitted to outside doors etc. that cross circulation routes.
5. Please ensure that access is available to the full range of services offered and that at least half the areas where seats are provided are accessible to Wheelchair users.
6. Please ensure that after fit-out the transfer area of the accessible WC is kept clear.
7. Identify any hazardous glazing.

List B. (These are not mandatory requirements but are recommended good practice and normally add little or no extra cost to the construction work.)

1. 2 disabled car parking bays.
2. Signage to WC.
3. Alarm cord secured to floor level WC.
4. External lock override.
5. Height of public telephone 1200max.

From 2004 under the Disability Discrimination Act 1995 service providers will have to take reasonable steps to remove, alter, or provide reasonable means of avoiding, physical features that make it impossible or unreasonably difficult for disabled people to use a service.

Whenever a service provider is planning and executing building or refurbishment works, such as extending existing premises or making structural alterations to an existing building. It is sensible to provide for the removal or alteration of physical features, which create a barrier to access for disabled people. Enlightened developers and building managers will want to anticipate this legal requirement well before 2004.

Please telephone me on the above number, if you would like to discuss any of the above.

If you have any queries with regard to the Building Regulations please contact the Area Building Control Surveyor.

Many thanks in anticipation,
Yours faithfully

D E Garrett

Duncan Garrett
Access Officer

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 20 March 2000

Application Number: F/2000/0884

Proposal: Proposed patio extension, new porch, alterations to fascia and other external works to public house.

Site Address:
Bass Taverns Unit2, The Square, Chalfont Way, Earley, Reading.

Applicant:
Bass Taverns Ltd C/O The JTS Partnership.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: N.S. Trotter **Print name:** N TROTTER

31-3-00

FROM: Emy Circuit

DATE: 20 March 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0884

Proposal: Proposed patio extension, new porch, alterations to fascia and other external works to public house..

Site Address: Bass Taverns Unit2, The Square, Chalfont Way, Earley, Reading.

Applicant: Bass Taverns Ltd C/O The JTS Partnership.

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

NO OBJECTION

CS

COPIES TO:

SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

THE JTS PARTNERSHIP

Chartered Valuation Surveyors • Town Planning Consultants

and at Goodbard House, Infirmary Street, Leeds LS1 2JS. (0113) 244 4288

Barnard House, The Drive,
Great Warley, Brentwood,
Essex CM13 3DJ.

Tel: (01277) 224664 Fax: (01277) 215487
Email: service@jtspartnership.co.uk

03.MAR2000 0884

ER/MG/ND/kjm/4363

2nd March 2000

Planning Department
Wokingham District Council
PO Box No. 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sirs

The Culpepper Mill, Chalfont Way, Lower Earley
Application for Planning Permission

We have been instructed by our client, Bass Taverns Limited (trading as Bass Leisure Retail) to submit on their behalf an application for planning permission for the above site.

The proposed development includes the following:-

- New entrance porch;
- Extension to patio;
- New render and timber 'Tudor' fascia treatment to first storey;
- Insertion of new windows;
- Alteration of existing windows (to create timber bays); and
- Demolition of yard wall.

This application comprises six copies of the following:-

- This letter dated 22nd February 2000;
- Completed application forms and certificates;
- Drawing No. JTS/4363 - Site location plan;
- Drawing No. F784/01 - Existing site plan;
- Drawing No. F784/02 - Existing ground floor & first floor plans;
- Drawing No. F784/03 - Existing elevations
- Drawing No. F784/04 - Rev. B Proposed site plan;
- Drawing No. F784/05 - Rev. D Proposed ground floor & first floor plans;
- Drawing No. F784/06 - Rev. D Proposed elevations

We have calculated the statutory fee to be £95 and hereby enclose a cheque in that sum.

If you require any further information or clarification, please contact Nick Davey or Elizabeth Richmond at this office.

Yours faithfully

JTS Partnership

THE JTS PARTNERSHIP

1789/a

SECTION 66 CERTIFICATE

8 MAR 2000*

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
Garamead Properties Ltd.	10 Cornwall Terrace Regent Park London NW1 4QP	2/3/00.

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

Agricultural Holdings Certificate

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

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.

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.T.S. Patrick . . . . . .

On behalf of . . Bass Taverns Limited . . . . . .

Date . . . . 1/3/00 . . . . . .

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

1933

ADDRESS 2 CHALFONT SQUARE / CHALFONT WAY / CULPEPER MEWS PARISH LOWER EARLEY

PLOT No. AREA DD ~~THE LOWER BARN~~ P.H. ORD. SHEET No. C6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	LOWER EARLEY PLAN			C/E
39070	W/DR.			
41675	CENTRUS PROPS/PENRIL SECURITIES	P.H./RESTAURANT	25.2.94	C/A
FP94/2528	BASS TAVERNS	NEW P.H. WITH MANAGERS ACCOMMODATION	27.5.94	C/A
43340	"	ILL. SIGNS	8.11.94	C/
43382	"	COVERED YARD FOR STORAGE OF BOTTLES	22.11.94	C/
95/63064/F		SEE 1 FOR DETAILS	15.1.96	C/
95/64916/Z	"	LI/ILT.	W/DR.	

MINISTRY DECISION

SPECIAL ORDERS

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

03.MAR2000* 0884

1.	APPLICANT'S NAME	BASS TAVERNS LTD. (T/A BASS LEISURE RETAIL)
	ADDRESS	HAGLEY HOUSE, 83 HAGLEY ROAD
		BIRMINGHAM
	POST CODE	B16 8QG PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE JTS PARTNERSHIP
	ADDRESS	BARNARD HOUSE, THE DRIVE
		GREAT WARLEY, BRENTWOOD, ESSEX
	POST CODE	CM13 3DJ PHONE 01277 224664
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	THE CULPEPPER MILL, CHALFONT WAY LOWER EARLEY, NR. READING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PATIO EXTENSION, NEW PORCH, ALTERATIONS TO FASCIA AND OTHER EXTERNAL WORKS
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.33 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	JTS/4363, F784/01, 02, 03, 04B, 05D, 06D

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

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

PUBLIC HOUSE/RESTAURANT

12. **DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?** ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. **ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?** ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. **STATE EXTERNAL MATERIALS TO BE USED.**

TIMBER AND RENDER FOR 'TUDOR' FASCIA TREATMENT.
STAINED TIMBER FOR NEW BAY WINDOWS.

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.

AS EXISTING

16. **HOW WILL SURFACE WATER BE DISPOSED OF?**

AS EXISTING

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

NO PROPOSED CHANGE TO VEHICULAR ACCESS FROM CHALFONT SQUARE, OR THE EXISTING PEDESTRIAN ACCESSES.

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

WE BELIEVE THE DESIGN COMPLIES WITH PART M OF THE BUILDING REGULATIONS

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

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

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

YES/~~NO~~ — If YES, complete Part 2 of the form

22. **DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?** ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. **STATE THE FEE ENCLOSED WITH THIS APPLICATION** The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00

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 The JTS Partnership ON BEHALF OF BASS TAVERNS LTD (T/A BASS LEISURE RETAIL) DATE 22ND FEBRUARY 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 & ANCILLARY	655.75		3.75 sq.m. (new porch)	
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	46	-
Proposed	46	-

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. — N/A

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier — AS EXISTING
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
NOT KNOWN			

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

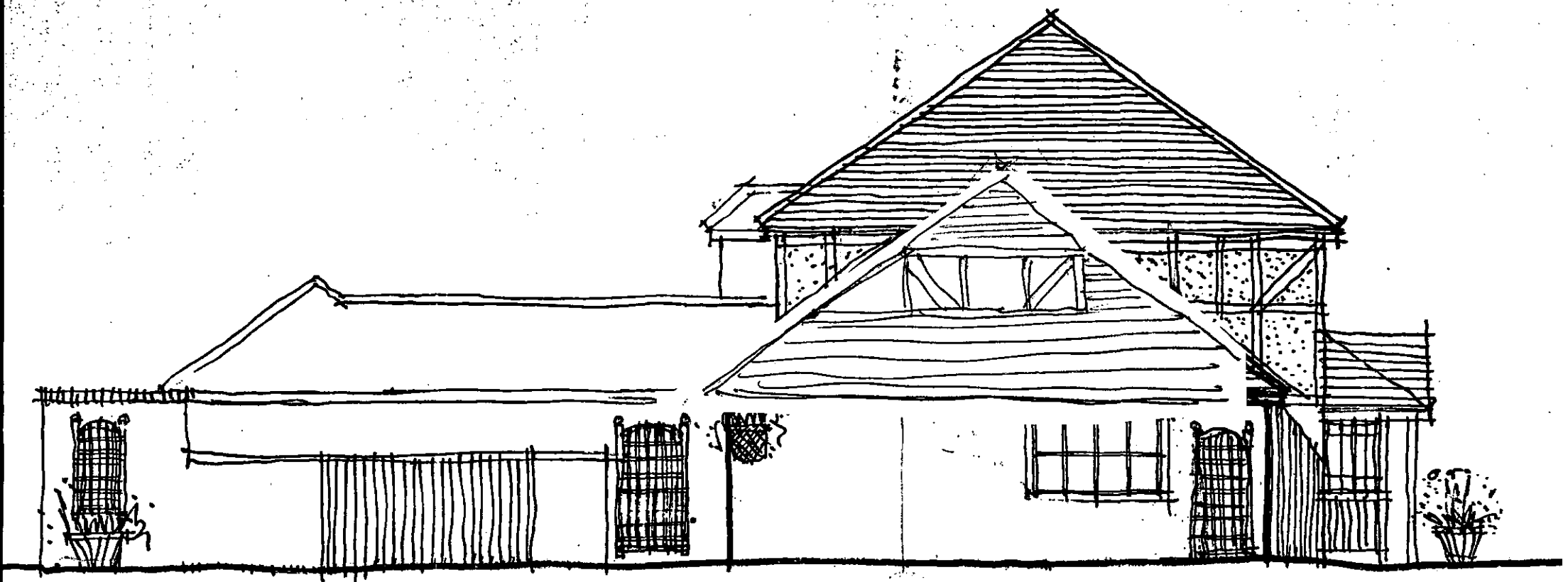
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the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

(1)



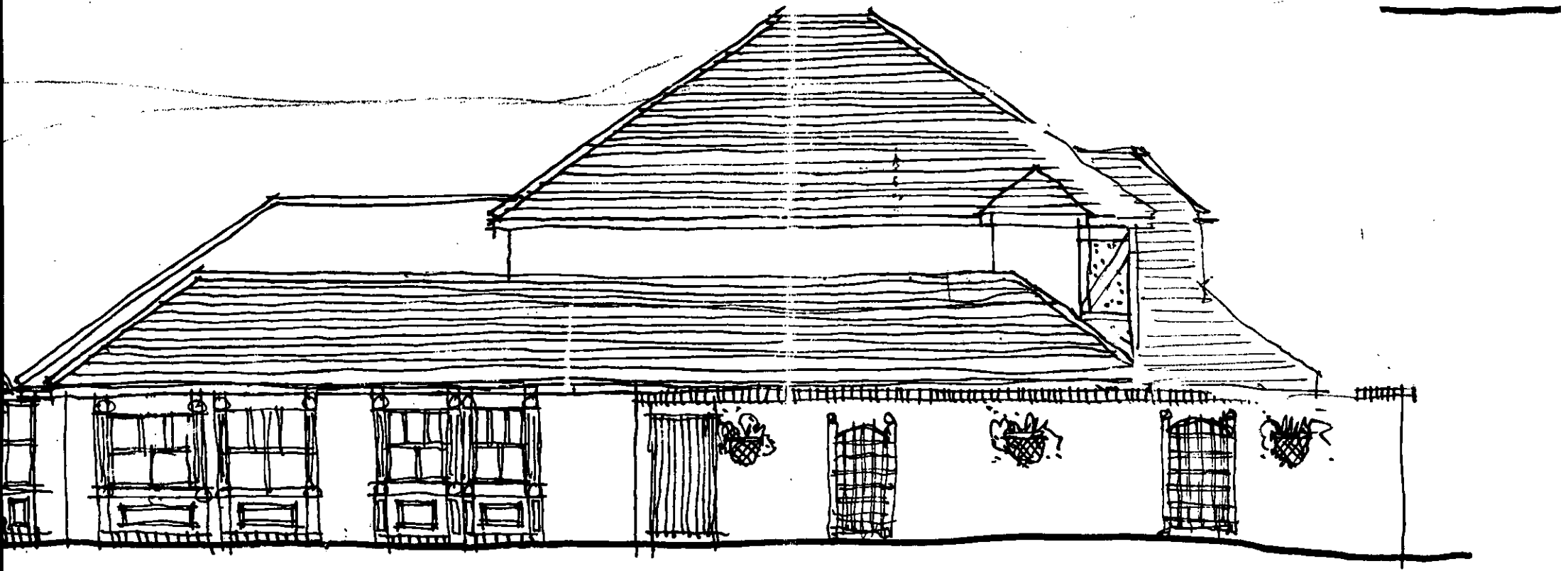
CAR PARK ELEVATION

2a



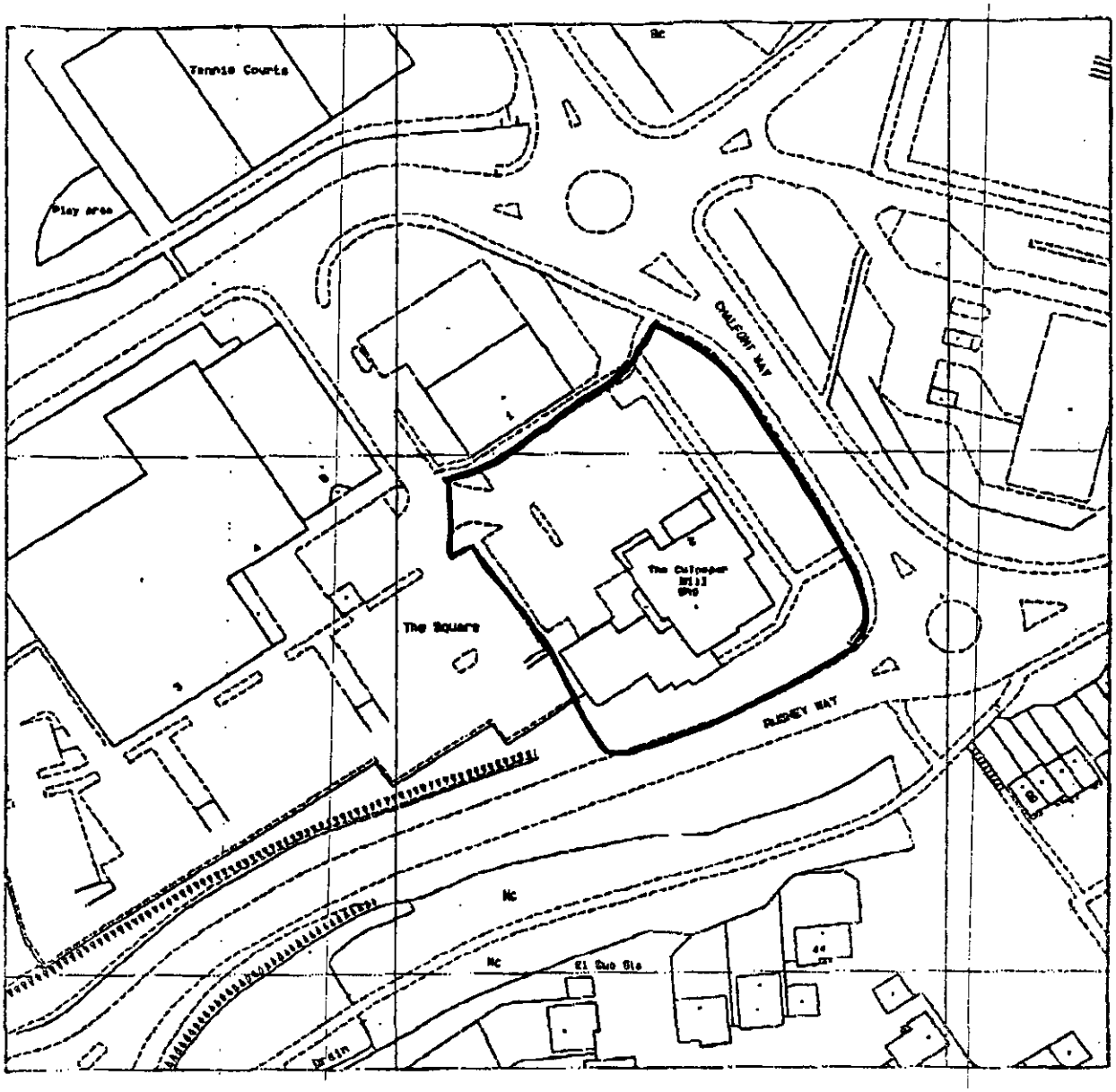
CAR PARK ELEVATION

2b



HALFONT ROAD ELEVATION

03.MAR2000* 0884



THE CULPEPPER MILL
CHALFONT WAY
LOWER EARLEY

THE JTS PARTNERSHIP
Chartered Valuation Surveyors • Town Planning Consultants
Barnard House, The Drive, Great Warley, Brentwood, Essex: CM13 3DJ
Tel: (01277) 224664 Fax: (01277) 215487

SCALE:	DATE:	DRAWN BY:	DRAWING NO:	
1:1250	FEBRUARY 2000	ECR	JTS/4363	↑ N

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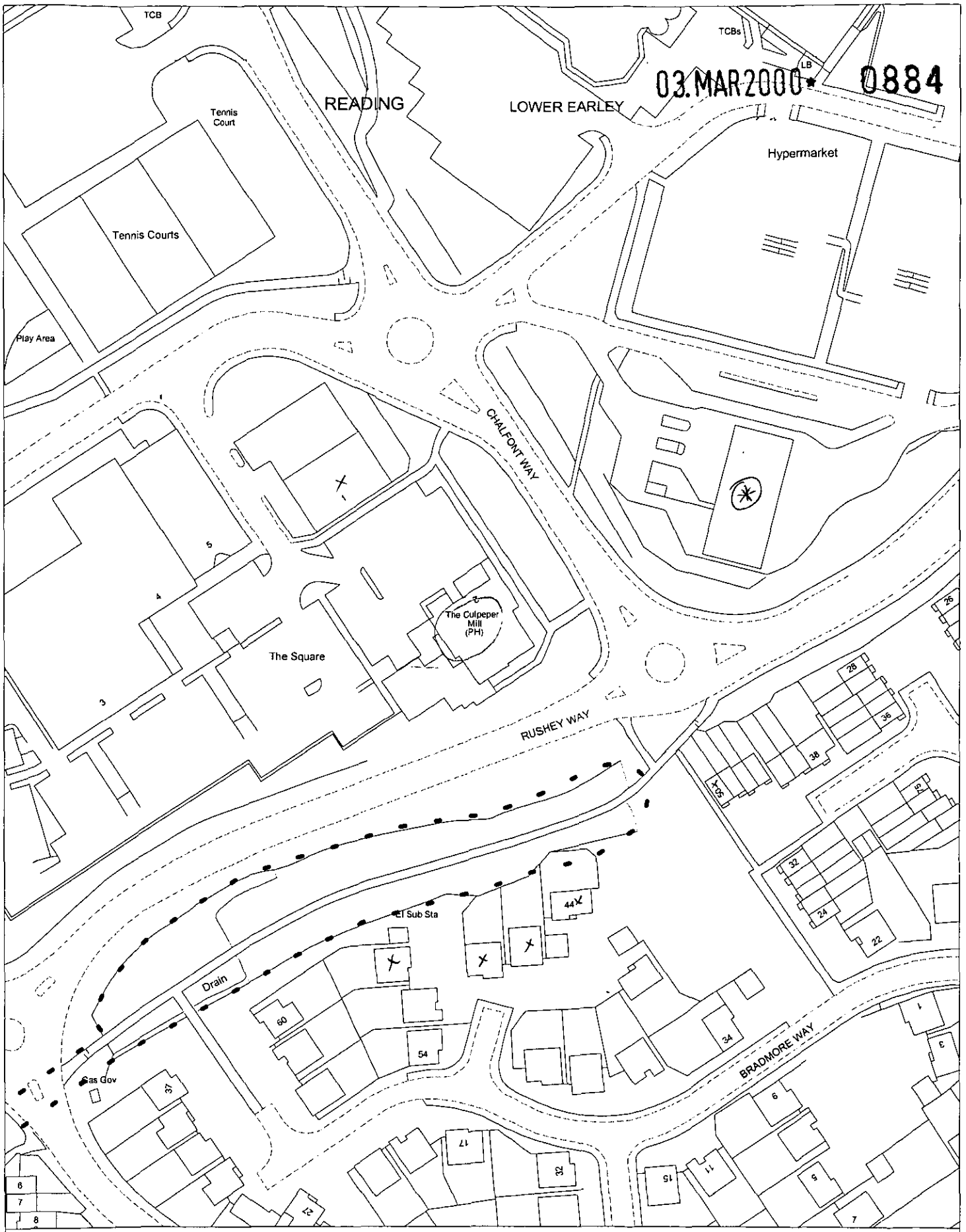

03 MAR 2000 0884

Site Plan, Scale: 1 to 1250

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Date: 14 March 2000

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