APPLICATION NO:
VAR/2000/0527

LOCATION:
13 Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Mrs S Mac Manus

PROPOSAL:
Proposed variation to condition 4 & 5 of consent 38350 to extend hours of opening to 8.00AM to 6.00PM and extend age range for 2 - 7 year olds.

EARLIEST DATE FOR DECISION: **16/03/2000**

APPLICATION EXPIRY DATE: **30/03/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Consent for Variation of Permission

Mrs S MacManus
13 Nine Mile Ride
Finchampstead
WOKINGHAM
Berkshire
RG40 4QD

Application Number: VAR/2000/0527

Parish: **FINCHAMPSTEAD**

Location: ***13 Nine Mile Ride, Finchampstead, Wokingham***

Proposal: **Proposed variation to condition 4 & 5 of consent 38350 to extend hours of opening to 8.00AM to 6.00PM and extend age range for 2 - 7 year olds**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby ***Grant Consent*** for the variation of the above conditions 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. CONDITION 04
The number of children attending the playgroup/nursery at any one time shall not exceed 30 without the prior written permission of the Local Planning Authority. Furthermore the children shall be between the ages of 2 and 7 years only.

Condition
2. CONDITION 05
The premises shall be used for the purposes of a playgroup/nursery only between the hours of 8.00am and 6.00pm Mondays to Fridays and not at all on Saturdays, Sundays or Bank Holidays. The premises shall otherwise continue to be used as a private dwelling.

Reason
1. REASON 04
To prevent an over intensive use of the site to the detriment of local residential amenity.

Reason

2. REASON 05

To prevent an over intensive use of the site to the detriment of local amenity.

Informative

1. All other Conditions of Planning Permission 38350 continue to apply.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 17 May 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.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 October, 2000
My ref. VAR/2000/0527

Mrs S MacManus
13 Nine Mile Ride
Finchampstead
WOKINGHAM
RG40 4QD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mrs MacManus

APPLICATION VAR/2000/0527
PROPOSED VARIATION TO CONDITIONS 4 & 5 OF CONSENT 38350 TO EXTEND HOURS OF OPENING TO 8.00AM TO 6.00PM AND EXTEND AGE RANGE OF 2-7 YEAR OLDS AT 13 NINE MILE RIDE, FINCHAMPSTEAD

I confirm that for condition No.1of the above consent (which refers to condition 4 of consent 38350) should state that the number of children attending the playgroup/nursery at any one time shall not exceed 38 (not 30). This is as allowed by permission 45181(VAR).

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Received by Wokingham District Council

Application No: VAR/2000/0527

Proposal:
Proposed variation to condition 4 & 5 of consent 38350 to extend hours of opening to 8.00AM to 6.00PM and extend age range for 2 - 7 year olds.

Location:
13 , Nine Mile Ride, Finchampstead, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/03/2000. Written comments submitted will become available for public inspection.

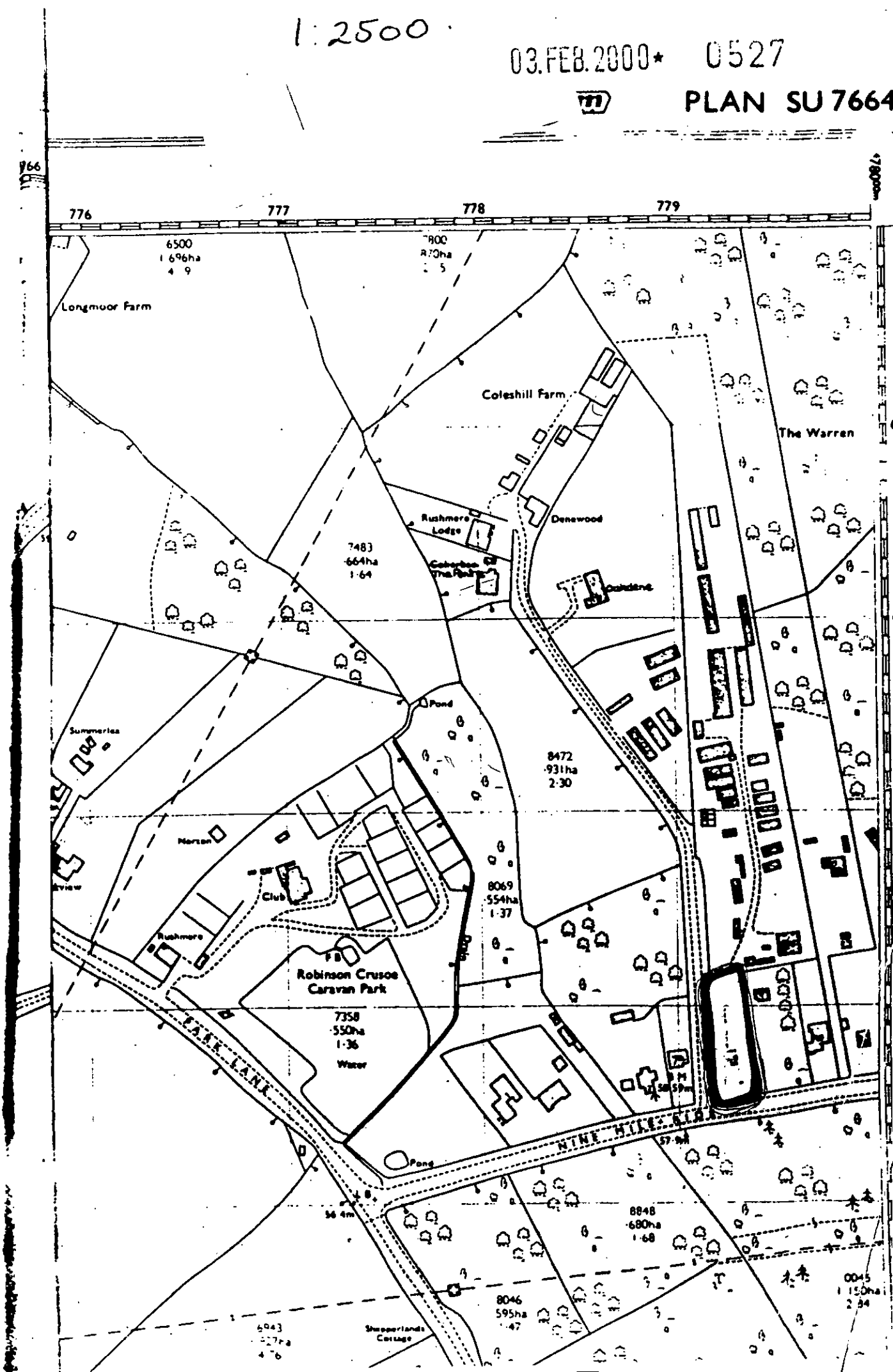
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

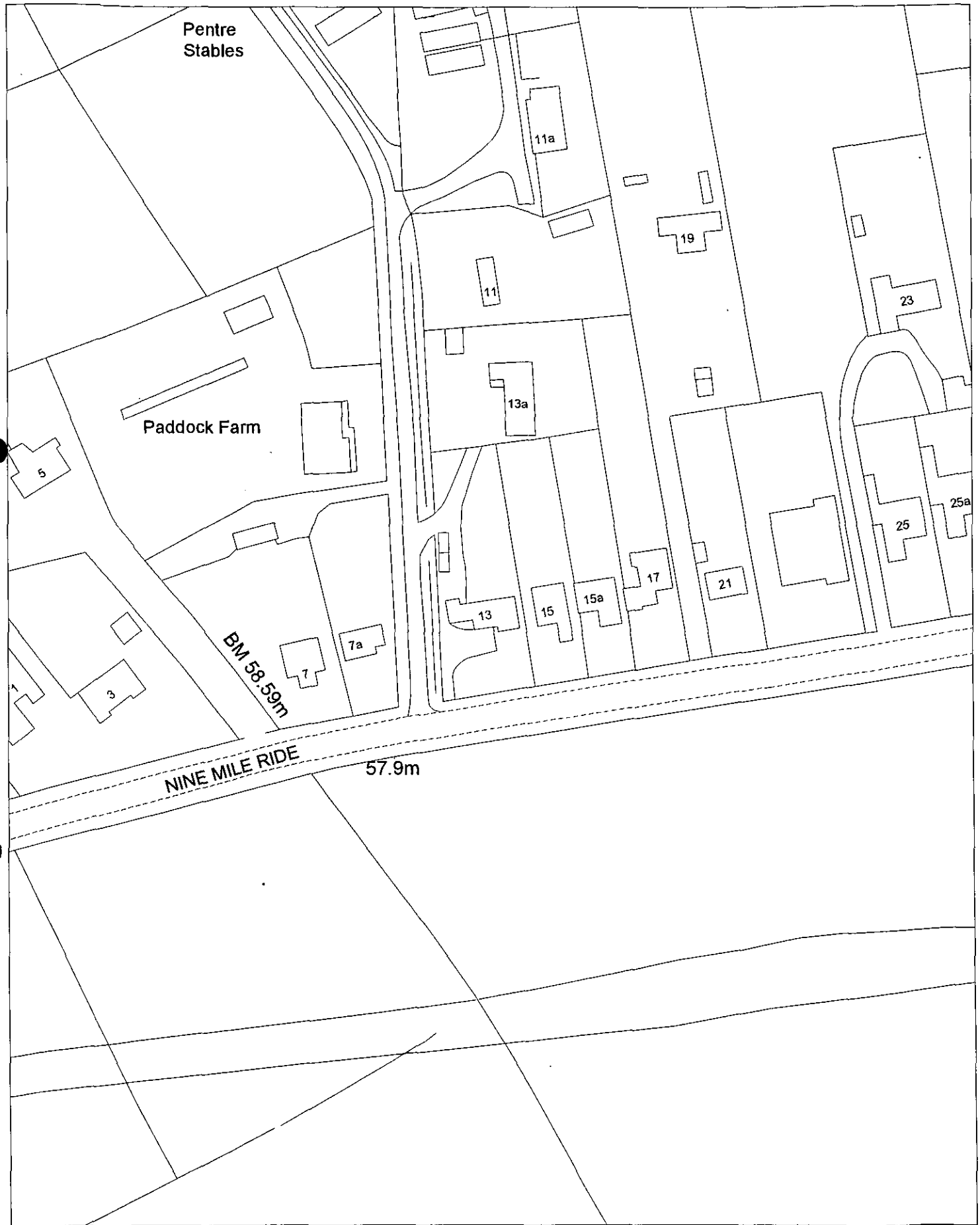
Head Planning and Transportation

1:2500.

03.FEB.2000* 0527

PLAN SU 7664





Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 9 February 2000

N
W E
S

Tel: (0118) 974 6451

Date: 3|6|00

My ref: VAR/2000/0527

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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: VAR/2000/0527
13 , Nine Mile Ride, Finchampstead, Wokingham.
Proposed variation to condition 4 & 5 of consent 38350 to extend hours of opening to 8.00AM to 6.00PM and extend age range for 2 - 7 year olds.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 15|5|00

Yours faithfully

John Rutter pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **VAR/2000/0527**
13 , Nine Mile Ride, Finchampstead, Wokingham.
Proposed variation to condition 4 & 5 of consent 38350 to extend hours of opening to 8.00AM to 6.00PM and extend age range for 2 - 7 year olds.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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 6451

Date: 3|5|00

My ref: VAR/2000/0527

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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: VAR/2000/0527
13 , Nine Mile Ride, Finchampstead, Wokingham.
Proposed variation to condition 4 & 5 of consent 38350 to extend hours of opening to 8.00AM to 6.00PM and extend age range for 2 - 7 year olds.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 15|5|00

Yours faithfully

John Hutson II

Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **VAR/2000/0527**
13 , Nine Mile Ride, Finchampstead, Wokingham.
Proposed variation to condition 4 & 5 of consent 38350 to extend hours of opening to 8.00AM to 6.00PM and extend age range for 2 - 7 year olds.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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

HEIGHTLESS POULTRY FARM (CARAVAN 11A)

(1) ADDRESS 13 NINE MILE RIDE PARISH FINCH E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19897	MR D. BARNADO } 13A	O/L DET HOUSE & GARAGE TO REAR	28.7.83	N/A C/A
22061, BR23496	MRL DEVS. }	"	23.8.84 12.10.84	N/A C/A
22730	"	O/L: REPL. BUNGALOW & DET. HOUSE & GARAGE R/O 13	8.1.85	N/A R
235/50	APP			
949/72	MR D. W BARNADO	[illegible]	[illegible]	N/A [illegible]
BR 5205	"	[illegible]	[illegible]	[illegible]
05157	"		[illegible]	[illegible]
06758	"	O/ARE [illegible]	[illegible]	N/A [illegible]
07140	MR. R. J. PALTERMAN	CARAVAN (11A)	27.10.44	N/A T.P. 31.10.[illegible]
[illegible]7658	"	SEPTIC TANK	28.12.77	APP. N/A
37420	MRS S. MACMANUS	PRE-SCHOOL NURSERY	1.9.88	30.9.89 PA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

34103 [illegible] " " 28-9-89 TP. 1/A

(2) ADDRESS 13 NINE MILE RIDE (CARAVAN 11A) PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35410	MRS. S. McMANUS	PRE-SCHOOL PLAYGROUP 30 CHILDREN	12.6.90	30.6.91
[illegible]37371	"	RES. TO "	10.4.91	30.4.93
38350		NURSERY ½ DAY TO FULL CONSERVATORY AS PART 9-00 - 3-30	26.9.91	C/A
45181 95/61273/VAR }	"	VAR. COND. 4 ON 38350 (38 CHILDREN)	14.12.95	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

WORK SHEET FOR : Elaine Connor

Application Number : VAR/2000/0527

Applicant : Mrs S Mac Manus .

Location : 13, Nine Mile Ride, Finchampstead, Wokingham.
Proposal : Proposed variation to condition 4 & 5 of consent 38350 to extend hours of opening to 8.00AM to 6.00PM and extend age range for 2 - 7 year olds.

Site Notice Displayed ? :

YES	NO	DATE
✓		24.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 24.3.00

Date Registered : 03/02/2000

Earliest Date for Decision : 16/03/2000

Latest Consultation Date/Site Notice Expiry Date : 16/03/2000

Application Expiry Date: 30/03/2000

Consultation Responses :

ENV. HEALTH : No objections

HIGHWAYS: recommend cond. SC23 (SR06) 'Parking'

Planning Issues :

* HIGHWAY SAFETY.
* ENV. HEALTH

Application Number: VAR/2000/0527
PROP: VARIATION TO COND. 4 & 5 OF CONSENT 38350
Appraisal :

The application proposes variation of 2 restrictive conditions put in place when C.of.U was granted in October 1991 from a half day nursery to a full day nursery (9am - 3.30pm). Condition 4 limited the no. of children attending the nursery to not more than 30, & children should be aged from 3 to 5 yrs only. Condition 5 restricted use of the nursery to be carried out between the hrs of 9am & 3.30pm, Monday to Friday only.

The applicant wishes to vary these 2 conditions in order allow extension of the age range from to 2-7 years, & extend the hours of opening to 8.00am - 6.00pm. Given that there are no implications upon highway safety or environmental health it is not considered that the variation in condition will have an adverse negative impact upon either.

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

Application Number VAR/2000/0527
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			VARY CONDITIONS: (04 & 05 of 38350)
	04		The no. of children attending the playgroup/nursery at any one time shall not exceed 30 without the prior written permission of LPA. Furthermore the children shall be between the ages of 2 and 7 years only.
	05		The premises shall be used for the purposes of a playgroup/nursery only between the hours of 8.00am and 6.00pm Mondays to Fridays & not at all on Saturdays, Sundays or Bank Holidays. The premises shall otherwise continue to be used as a private dwelling.
			Informative - all other conditions of ~~approval~~ planning permission 38350 continue to apply.
	04	REASON	To prevent an over intensive use of the site to the detriment of the local residential amenity
	05	"	" to the detriment of local amenity

RECORD OF SITE VISIT

SITE ADDRESS: 13 Nine Mile Ride
Finchampstead Wokingham.

APPLICATION NUMBER:
VAR/2000/0527

OFFICER: Elaine Connor

DATE OF SITE VISIT: 24.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
mature residential area.
C'Side character.

3. DESCRIPTION OF SITE/BUILDING
lrge 2st. detached dwelling set back from main road.

4. RELATIONSHIP TO ADJOINING PROPERTIES
N/A

5. SITE CONSTRAINTS N/A

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS —

I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: WOKINGHAM D.C. IN THE ORDINARY COURSE OF THE BUSINESS.

TODAYS DATE: 22-12-97 NAME: L. WILLIAMS

PLANNING PERMISSION

EG

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MRS S MACMANUS
13 NINE MILE RIDE
WOKINGHAM
BERKS
RG11 4QD

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.38350 (F)

Proposal:
CHANGE OF USE OF NURSERY FROM HALF DAY TO FULL DAY (HOURS 9-00 TO 3-30) USE OF CONSERVATORY AS PART OF NURSERY
13 NINE MILE RIDE FINCHAMPSTEAD

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990.(3R)

02 No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building nor installed or used inside the building in such a manner as to cause detriment to the amenity of the area by reason of noise.(44)

02 REASON In the interests of amenity.(90R)

03 The use hereby permitted shall be carried out only by Mrs S. McManus.

03 REASON Permission has only been granted due to the circumstances of the case and it is necessary to make the permission personal to the applicant to prevent an inappropriate use of the site and to safeguard the amenities of the area.(134R)

04 The number of children attending the playgroup / nursery at any one time shall not exceed 30 without the prior written permission of the District Planning Authority. Furthermore the children shall be between the ages of 3 and 5 years only.

continued/-

SYSTEMS
I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: WOKINGHAM D.C.
IN THE ORDINARY COURSE OF THE BUSINESS.
TODAYS DATE: 22-12-97 NAME: [illegible]

Application 38350 continued

04 REASON To prevent an over intensive use of the site to the detriment of local residential amenity.

05 The premises shall be used for the purposes of a playgroup / nursery only between the hours of 9.00 am and 3.30 pm Mondays to Fridays and not at all on Saturdays, Sundays and Bank Holidays. The premises shall otherwise continue to be used as a private dwelling.

05 REASON To prevent an over intensive use of the site to the detriment of the local amenity.

06 The use hereby permitted shall be restricted to the ground floor only as shown on the submitted plan.

06 REASON For the sake of clarity and to prevent an over intensive use of the site to the detriment of local residential amenity.

INFORMATIVE:-

The applicant is advised that it is considered that the property is not capable of supporting any further increase of numbers attending or longer hours of operation (O10E)

Date 10 OCT 1991 R. F. Wilson
District Planning Officer
EL

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this Planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

continued/-

32X

PLANNING SERVICES RPT 28442
POL
DC
CS
COPIES TO:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor

Date: 14/04/00

---

13 NINE MILE RIDE, WOKINGHAM, BERKS -38350

Having considered the above application, I have no objections to the variation of conditions 4 & 5.

J Mullaney

John Mullaney
Environmental Health Officer

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 21 February 2000

Application Number: VAR/2000/0527

Proposal: Proposed variation to condition 4 & 5 of consent 38350 to extend hours of opening to 8.00AM to 6.00PM and extend age range for 2 - 7 year olds..

Site Address:
13 , Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Mrs S Mac Manus .

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).

SC 23- PARKING (SR06)

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

23-03-00

FROM: Elaine Connor

DATE: 21 February 2000

PLANNING SERVICES
FOL
DC
APP
CS
13
COPIES TO:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: VAR/2000/0527

Proposal: Proposed variation to condition 4 & 5 of consent 38350 to extend hours of opening to 8.00AM to 6.00PM and extend age range for 2 - 7 year olds..

Site Address: 13 , Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Mrs S Mac Manus .

Your observations are required in respect of this application **by 16/03/2000** .

---

e Parish Council has no objections to this application.

SIGNED: C.S. Cl

DATE: 10 - 3 - 00

CLERK TO

126285

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

COPIES TO:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor

Planning Department

Date: 23/02/2000

---

13 NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM. VAR/2000/0527

With reference to the above planning application, please provide me with a copy of condition 4 & 5 of consent 38350 so that I may be able to assess the application.

J Mullaney

John Mullaney
Environmental Health Officer

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 FEB 2000	Map No. ..... Site 0.14
Officer: EC	Application No. VAR/2000/0527
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(VAR) PROPOSED VARIATION TO CONDITON 4 + 5 of CONSENT 38350 TO EXTEND HOURS OF OPENING TO 8.00 AM TO 6.00 PM AND EXTEND AGE RANGE FOR 2 - 7 YEAR OLDS

Location: 13 NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: 21/02

Applicant: MRS MACMANUS

Fee Received 95-00 (8) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.02.... 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:

..... (Rural Area)

.....

No pre-apps .....

NEIGHBOURS:

S/N.

.....

.....

.....

.....

.....

.....

.....

.....

.....

McMANUS DOULTRY FARM (CARAVAN 11A)

(1) ADDRESS 13 NINE MILE RIDE PARISH Lincoln E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19897	MR D. BARNADO } 13A	O/L DET HOUSE & GARAGE TO REAR	28.7.83	N/A C/A
22061, BR23496	MKL DEVS. }	"	23.8.84 12.10.84	N/A C/A
22730	"	O/L: REPL. BUNGALOW & DET. HOUSE & GARAGE R/O 13	8.1.85	N/A R
235/50	APP			
949/72	MR D. W. BARNADO	[illegible]	[illegible]	N/A [illegible]
BR 5205	"	[illegible]	[illegible]	[illegible]
05157	"	[illegible]	[illegible]	N/A [illegible]
06758	"	O/APP [illegible]	25.8.77	N/A [illegible]
07140	MR. R. J. PALTERMAN	CARAVAN (11A)	27.10.77	N/A T.P. 31.10.77
BR 7658	"	SEPTIC TANK	28.12.77	APP. N/A
31420	MRS S. MACMANUS	PRE-SCHOOL NURSERY	1.9.88	30.9.89 PA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

34103	"	"	28-9-89	T.P. 1/W

(2) ADDRESS 13 NINE MILE RIDE (CARAVAN 11A) PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35410	MRS. S. McMANUS	PRE-SCHOOL PLAYGROUP 30 CHILDREN	12.4.90	30.4.91
37371	"	RES. TO "	10.4.91	30.4.93
38350		NURSERY ½ DAY TO FULL CONSERVATORY AS PART 9-00 - 3-30	26.9.91	C/A
45181 95/61273/VAR	"	VAR. COND. 4 ON 38350 (38 CHILDREN)	14.12.95	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

13, Nine Mile Ride,
Wokingham.
RG40 4QD.

2nd February, 2000.

Dear Sir / Madam,

03.FEB.2000* 0527

I have been running 'The Crescent Nursery School' in Finchampstead, Wokingham for the last 10 years, and given a valuable service for many families during this time.

The nursery school has a wonderful reputation which has been built up over the last ten years.

I now wish to extend the service that we have been able to offer, as many parents have requested a full time place for their child once they return to work. I would like to be able to offer this facility by extending the hours from 8:00 am - 6:00 pm.

Many families would also like their brothers and sisters to come to 'The Crescent' after school and during the school holidays and I would like to be able to offer the full day care to incorporate these requests ie children aged 2 years - 7 years.

I have met with Mrs. Margaret Gilham from Social Services and I have her support in this planning application.

Yours sincerely,

Stella MacManus

1789/a

SECTION 66 CERTIFICATE

Application No.

03.FEB.2000* 0527

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 . Stella MacNamus . . . . . .

On behalf of . . . . . .

Date . . . 2 . 2 . 00 . . . . . .

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

03.FEB.2000* 0527

1.	APPLICANT'S NAME	Mrs. S. MacManus
	ADDRESS	13, Nine Mile Ride Wokingham
	POST CODE	RG40 4QD PHONE 0118 9733231
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	13, Nine Mile Ride Wokingham
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Extend hours 8:00 – 6:00pm Extend age range 2 - 7years
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	

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 38350 Conditions to be relaxed 04 & 05

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.

Residential / nursery school

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.

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.

Fences / hedges

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Main drains

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

yes

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	18 *	14 *	10 *
BUNGALOW	1 *	1 *	1
FLAT/MAISONETTE	1 *	1 *	1 *
OTHER	1 *	1 *	1 *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO

If YES, please ask for and complete Part 3 of the form

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

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 Stella MacManus ON BEHALF OF DATE 2.2.00

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify Day nursery School	150 sq m	187 sq m		
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	6	
Proposed	6	

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.

Nursery School / full day care for 38 children aged 2 - 7 years

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
6			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

N/A

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.'