APPLICATION NO:

TP/2000/2704

LOCATION:
Lea Farm/Whistley Court Farm Lodge Road, Hurst Reading.

APPLICANT:
Summerleaze Ltd C/O Stephen Bowley Planning Consultancy

PROPOSAL:
Application for temporary permission for the erection of a flare stack compound.

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

APPLICATION WILL HAVE EXPIRED ON:
28/12/2000

CASE OFFICER: **John Leggett**

RAILEX
Marbleboard

EASIFILE EP7

(KW)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Summerleaze Ltd
C/O Stephen Bowley Planning Consultancy
32 Hertford Street
Oxford
OX4 3AJ

Application Number: TP/2000/2704

Parish:	**HURST**
Location:	**Lea Farm/Whistley Court Farm, Lodge Road, Hurst, Reading.**
Proposal:	**Application for temporary permission for the erection of a flare stack compound.**

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 limited period for the retention of the building(s)/structures(s) shall be until 6th March 2006; on or before the expiration of which period the building(s)/structure(s) shall be removed and the land restored to its former condition on or before 6th March 2006 in accordance with a scheme of work, to be submitted to and approved in writing by the Local Planning Authority, within one month of the use ceasing.

Condition
2. Prior to the erection of the proposed flare stack a scheme for noise attenuation shall be fully implemented in accordance with details submitted to and approved by the Local Planning Authority. The noise attenuation measures shall thereafter be retained and no alterations be made without prior written approval from the Local Planning Authority.

Condition
3. Within one month of this planning permission, details for the storage of diesel on the site shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with those details within one month of their approval.

Reason
1. The type of building is not one that the Local Planning Authority is prepared to approve other than for a limited period, having regard to the materials and type of structure proposed. Permission is only given because of the special circumstances of this case.

Reason
2. To minimise disturbance to residential properties.

Reason
3. To prevent water pollution.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policy in the development plan is relevant to this decision:

Minerals Local Plan Policy 28 (plant and ancillary structures)

John Mitchell

John Mitchell
Development Control Manager
Date: 06/03/2001

Notice checked by: C Hurst

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.

WORK SHEET FOR : ~~John Leggett~~ Karen Wilcsmith

Application Number : TP/2000/2704

Applicant : Summerleaze Ltd C/O Stephen Bowley Planning Consultancy.

Location : Lea Farm/Whistley Court Farm, Lodge Road, Hurst, Reading.

Proposal : Application for temporary permission for the erection of a flare stack compound.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 10/11/00

Date Registered : 02/11/2000

Earliest Date for Decision : 02/12/2000

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

This application will have expired on: 28/12/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Environmental Design: Although flarestack is visible it is not out of context with landfill/gravel extraction operations.

Environmental Health: Comment on conditions for noise attenuation diesel spill control measures.

St. Nicholas Hurst Parish Council: Concern about noise, visibility, proximity to SSSI at Lodge Road.

Planning Issues :

Need
Noise Control
Diesel pollution Control
Visibility

RECORD OF SITE VISIT

SITE ADDRESS: Lea Farm/Whistley Court Farm Lodge Road Hurst Reading.

APPLICATION NUMBER: TP/2000/2704

OFFICER: John Leggett

DATE OF SITE VISIT: 10/11/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

The flare stack lies between Lodge Wood and a reserved part of the landfill site

3. DESCRIPTION OF SITE/BUILDING

A flare stack of 5m x 1m within a small compound of 110m², within a contained landfill area, on a prepared hardcore base.

4. RELATIONSHIP TO ADJOINING PROPERTIES

The nearest properties in Sawpit Rd off Lodge Rd are over 5.4km away

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number TP/2000/2704
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
~~1~~	~~C004~~	~~R002~~	
			Prior to the erection of the proposed ission,
(2)			flare stack a scheme for noise
			attenuation shall be fully implemented
			in accordance with details
			submitted to and approved by the Local
			Planning Authority. The noise
			attenuation measures shall thereafter
			be retained and no alterations be
			made without prior written
			approval from the Local Planning
			Authority
			~~Planning Authority~~
		Reason	To minimise disturbance to
			residential properties.
(3)			Within one month of this planning
			permission, details for the storage
			of diesel on the Site shall be
			submitted to and approved in
			writing by the Local Planning
			Authority & and implemented in accordance with
		Reason	To prevent water pollution. those details
			within one month of
			their approval.
(1) A	C005	R005	"6th March 2006"
			"6th March 2006"
			"of the special circumstances of this case"

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES: Policy 28 (plant + ancillary structures)

6/3/01

Application Number: TP/2000/2704

Appraisal :

Need: Abstraction and flaring of the gas is needed to comply with the Waste Management License conditions for the control of landfill gas. The application is for the temporary location of the flare stack compound until the site is fully restored. The proposal is ancillary to the authorised landfill site

Noise: The site is remote from housing and is well screened by natural and man made landscape

Pollution Control: The compound is within a contained "double bunded" area within a 2 metre high steel mesh security fence. This design prevents diesel spillage and helps prevent vandalism.

Visibility: The flare stack is a requirement of the Environment Agency Waste Management License, and although can be seen within the landscape, it should not create an alien feature in the context of other machinery, plant + activities at the site.

The development will have no detrimental effect on the amenities of local residents or the character + appearance of the area.

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

Tel: 0118 974 6502

Date:

My ref: TP/2000/2704

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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: TP/2000/2704
Lea Farm/Whistley Court Farm, Lodge Road, Hurst, Reading.
Application for temporary permission for the erection of a flare stack compound.

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 **John Leggett** on **0118 974 6502**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **John Leggett** Application Number: **TP/2000/2704**
Lea Farm/Whistley Court Farm, Lodge Road, Hurst, Reading.
Application for temporary permission for the erection of a flare stack compound.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Drake

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

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

30th November, 2000
37334

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

COPIES TO: ACK: FILE:

For the attention of John Leggett

Dear Mr. Leggett,

Application No. TP/2000/2704

I refer to the above-mentioned Application by Summerleaze Limited in respect of Lea Farm/Whistley Court Farm, Lodge Road Hurst: application for temporary permission for the erection of a flare stack compound.

Members have expressed concern about the noise from the generator, the visibility of the flare stack and compound from the Loddon footpath and from Lodge Road, as well as the proximity of the Site to the SSI at Lodge Road.

In determining this application, the Council ask that these points be taken into consideration and that, if approved, appropriate conditions be applied.

Yours sincerely,

Clerk

PLANNING 36928
PCL
DC
CS
COPIES TO:
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: John Leggett, Planning

My Ref: JPE/whistley2

Your Ref: FTP/2000/2704

Date: 22 November 2000

APPLICATION FOR TEMPORARY PERMISSION FOR THE ERECTION OF A FLARE STACK COMPOUND
WHISTLEY COURT FARM, LODGE ROAD, HURST

These proposals have been evaluated and I have the following comments:

The generator should be designed and/or adequately attenuated so as not to cause a noise nuisance at neighbouring noise sensitive properties.

The diesel storage tank should incorporate spill control measures (such as bunding) in order to minimise contamination from any leaks or spills.

I recommend that the following conditions be imposed should the application be granted planning consent:

1. Prior to the start of the approved development works a detailed scheme for noise attenuation measures shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include performance levels to ensure that it will achieve the stated results. The approved noise attenuation measures shall thereafter be maintained and no alterations shall be made without prior written approval from the Local Planning Authority.

2. Details for the storage of diesel on the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

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.

Joanne Ellis

TO: **DEVELOPMENT CONTROL**
John Leggett

FROM: Environmental Design

DATE: 16 November 2000

Location:	Lea Farm/Whistley Court Farm, Lodge Road, Hurst, Reading
Proposal:	Application for temporary permission for the erection of a flare stack compound.
Application Number:	TP/2000/2704

In response to your consultation dated 8 November 2000 for the above application, the landscape comments are as follows:

The flare stack itself is visible over the intervening hedgerows from the footpath that follows alongside the River Loddon. However, this is not out of context with the landfill / gravel extraction operations that can also be seen within area as a whole and therefore I have no objections to the proposal.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~16 OCT~~ Valid 12 NOV 2000	Map No. 38 43 Site ...001.....
Officer: JL | Application No. TP/2000/2704	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description: (~~TP~~) APPLICATION FOR TEMPORARY PERMISSION FOR THE ERECTION OF A FLARE STACK COMPOUND

Location: LEA FARM | WHISTLEY COURT FARM

Parish: HURST Ward: Hurst 8-11-2000 JS

Applicant: SUMMERLEAZE LTD

Fee Received 95-00 (6) Required 190-00 (4 TP) Additional 95-00 to follow Refund Received 2/11/00

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	LS- access required? Other- speak to agent		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Q 9 TP? ✓	phoned 26/10	
4	Correct S 66 certificate			
5	Elevation plans	- Other elevations of compound? - Elevations of security fence?	~~ADDRESS~~	
6	Floor plans	Other - Speak to agent.		
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 : 8.11.2000 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency ✓ .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) .....
Sport England .....

OTHERS: (Rural Area)
- C.P.R.E. ✓ .....
.....
No. pre-apps .....

NEIGHBOURS:

S/N Lea Farm, Hurst
Whistley Court Farm, Hurst ✓
14 Mollison Close

Stephen Bowley Planning Consultancy

Stephen Bowley BA MRTPI

32 Hertford Street • Oxford OX4 3AJ
Tel / Fax 01865 246607 • Mobile 0410 032722

13 October 2000

02.NOV.2000* 2704

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Mr J Leggett

Dear Mr Leggett,

Summerleaze Ltd: Lea Farm and Whistley Court Farm, Hurst
Proposed Flare Stack for Flaring Landfill Gas

I enclose for your consideration a planning application for a flare stack for flaring landfill gas at the Whistley Court Farm/Lea Farm landfill site. Six copies are enclosed as requested. The application comprises:

- The application form parts 1, 2 & 3
- Planning Statement
- Site Location Plan SB/127/1
- Site Layout Plan SB/127/2
- Photographs (three A4 sheets)

The fee cheque (£95 for 'other operations') and Certificates are attached to this covering letter.

I understand that you are familiar with the site and the proposal. If you require any additional information at this stage please give me a call.

I look forward to receiving the formal registration of the application shortly.

Yours sincerely

Stephen Bowley

PROPOSED FLARE STACK COMPOUND WITHIN EXISTING LANDFILL SITE - WHISTLEY COURT FARM/LEA FARM, HURST, BERKSHIRE

PLANNING STATEMENT

02.NOV.2000* 2704

Introduction

This planning application by Summerleaze Ltd seeks permission for a temporary flare stack compound within the existing mineral working/landfill site at Whistley Court Farm/Lea Farm, Hurst.

The plant has recently been installed to carry out preliminary pumping trials to assess the quality and quantity of the gas being produced from the landfill site. These trials indicate that positive abstraction and flaring of the gas is required to comply with the Waste Management License conditions for the control of landfill gas. This application seeks planning permission for the temporary location of the flare stack compound until the site is fully restored, when the permanent location and method of dealing with the landfill gas will be reviewed.

Planning permission was granted in 1988 for sand and gravel extraction, infilling with waste, and restoration for agriculture and nature reserve, over an 86 hectare site at Whistley Court Farm/Lea Farm. The development commenced shortly after the grant of planning permission. Mineral extraction is taking place in phases, followed progressively by landfilling and final restoration. Over half of the site has now been quarried, filled and restored to agriculture. The current planning permission requires the completion of site by 31 December 2003.

A number of photographs are submitted with the application showing the plant within its quarry/landfill surroundings. These were taken on 6 October 2000.

Landfill Gas

The landfill site accepts commercial and industrial wastes. These types of wastes include organic materials that decompose over time to generate landfill gas. The main constituents of landfill gas are methane and carbon dioxide.

Landfill gas needs to be managed to meet the requirements of the waste management licence for the landfill site. Until now it has been sufficient to vent the gas passively to the atmosphere through a grid of vents that have been systematically installed as landfilling has progressed.

The stage has now been reached where it is necessary to actively manage the gas by drawing it to a central point where it can be flared, ie. burned off. The pattern of gas vents/wells and underground connecting pipes is shown on the Site Location Plan (SB/127/1). The connection pipes are flexible plastic pipes of 150/200mm diameter buried beneath the restoration soils.

In due course it may be appropriate to take the management of landfill gas to the final stage of utilising it for power generation. However that stage has not yet been reached, and the present proposal does not prejudice the location of any future generation plant.

The present proposal is for a temporary flare stack compound for a period of 5 years. Within this period proposals for the long-term management of landfill gas will be formulated and any necessary planning applications made.

The Flare Stack Compound

The site of the flare stack compound has been chosen for the following reasons:

- It is accessible for maintenance purposes
- It is reasonably central to present and future gas generation areas.
- It is between Lodge Wood and the domed landform of the completed landfill to the east, and is therefore well screened.
- It occupies land that has been filled and clay capped, but not finally restored.
- It is close to an area granted planning permission for a waste recycling compound (ref. 99/69462 approved 22 July 1999) and will be further screened by this development.

The compound is small and will occupy a maximum area of 110 square metres, about 10.5 metres square. The existing compound occupies a slightly smaller area, approximately 10.5m x 9m, but this may be extended slightly in due course.

The compound is within the contained landfill area, and on a prepared hardcore base. The plant is contained within a 2 metre high steel mesh security fence. Within the security compound are three items of plant:

- The burner and controls. The stack has a height of 5 metres and width of 1 metre.
- A diesel generator within an acoustic housing
- A fuel tank for 10,000 litres of 'red' diesel of 'double bunded' design.

These three items of plant are not fixed within the compound. The existing layout is shown on the Site Layout Plan (SB/127/2).

Six photographs of the plant are enclosed. Numbers 1 - 4 are the formal elevations, number 5 is a 'three quarters' view from the adjacent soil bund, and number 6 a more distant view from the east.

Planning Considerations

The provision of plant for flaring landfill gas is an essential requirement at the Whistley Court/Lea farm landfill site. It is entirely ancillary to the authorised landfilling activity and is therefore acceptable in principle.

The site itself is remote from housing and is well screened by the natural and man made landscape. The development will have no detrimental effect on the amenities of local residents or the character and appearance of the area.

Stephen Bowley Planning Consultancy October 2000

(1) 'LEA FARM' / THE WILLOWS

PC 09 330 039

ADDRESS LODGE ROAD

PARISH HURST

PLOT No. OLD PROPERTY

ORD. SHEET No. 63

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
670/53	MR LEA	EXTENSION TO DINING ROOM	13·10·53	APP N/A
C/365/65	"	C/APP DETACHED HOUSE ON LAND	2·12·65	N/A C/A
PD/525/69	"	AGRICULTURAL BUILDING	30·10·69	APP N/A
5/72	MR P.S. LEA	FARMWORKERS BUNGALOW	20·1·72	APP. C/A
06935 THE WILLOWS	"	" "	8·8·74	N/A C/A
14364.	" "	Ext to caravan site to house 20 caravans.	20·11·80	N/A Ref
16538	SITE LIE		18. 12 80	N/A Ref
BR 21691	'THE WILLOWS'	DWLNG, BARN & IMPROVE ACC	25·11·83	APP N/A
20468	" "	"	15·12·83	N/A C/A
20746.7	"	MOBILE HOME & S/L	5·1·84	N/A R
22193.4	"		20·9·84	N/A R
26764	SUMMERLEAZE GRAVEL CO LTD.	EXTRACTION OF SAND & GRAVEL & INFILLING	6·10·87	C/A
29519		CONVERSION TO SANDYLAND FARM	2·3·88	C/A
DRAINAGE	"	LEVEL TO L. SITE AT WHISTLEY CROFT FARM	12·7·91	C/A
30332	THE WILLOWS MR & MRS LEE	NON-COMPLIANCE TO COND 4 ON 5/72	8·6·88	C/A

(2) "LEAFARM" / THE WILLOWS

1764

ADDRESS LODGE ROAD

PARISH HURST

PLOT No. OLD PROPERTY.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
33312 APPEAL	SUMMERLEAZE	DEMX BNDG 13 ON 26164	10·5·89	Re
34886	SEE SANDYLAND	FARM	3·7·90	D
39733 APPEAL	"	NEW VEH ACCESS / BRIDGE/CULVERT CONVEYOR/SPINNER/STORE/CANOPY (26164)	10·9·92	Re
40118	MR & MRS P LEE	REDUNDANT FARM BLDG TO WORKSHOP/STORAGE	NOTES 3 & 6	C
40365				
41941	SUMMERLEAZE	SKIP STORAGE AREA	19·1·94	C
		IN CONN. WITH L. LANDFILL OPS.		
43627	"	L. of TIME	27·6·95	Ext. of time 5/3/96 9·6·95 to 27/3/96
44143 LBC	MRS R LEE	REPAIRS TO N.W. GABLE WALL	19·4·95	C/L
95/60232/CA				
44951 APPEAL	"	AGR. BLDG. TO BE (STORAGE & DISTR)	26·10·95	C

~~DATE OF~~ COMPLETION

MINISTRY DECISION 39733 - APPEAL DISMISSED - 27·5·93

SPECIAL ORDERS TPO 603/93 - N. OF ENTRANCE

~~DRAINAGE~~ 33312 - APPEAL DISMISSED 25·7·91

44951 - " ALLOWED - 4·11·96.

1933

(3) LEA FARM

ADDRESS LODGE ROAD PARISH HURST

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
96/63999/F	SUMMERLEAZE	VAR. TO SHOW CONTOURS & GRADIENTS	9-8-96	C
96/64110/VAR	"	" " WORKS PHASING	9-8-96	C
96/64329/F	"	COMPOUND FOR WASTE-SORTING / RECYCLING	25-10-96	C
96/64496/F	"	NEW TEMP. ACCESS - RELOC. PROCESSING PLANT ETC.	21-7-97	C
96/64783/F	MR & MRS LEA.	S/E. LIG. TO AGR. BUILDING + 2 PARKING BAYS	7.02.97	C
97/66151/V	SUMMERLEAZE	RETENTION OF SKIP STORAGE AREA	11-11-97	31.12.2
97/66152/V	"	RETENTION CRUSHER CONVEYOR	11-11-97	31.12.20
97/66158/V	"	VAR. CONDS. 1/2/3/23 IN CONN WITH SANDROAD FARM	11-11-97	31.12.2
97/66159	/ "	EXT. OF TIME FOR EXTR. SAND/GRAVEL - INFILLING + RESTORATION TO AGRICULTURE.	31-3-98	31.12.20

MINISTRY DECISION

SPECIAL ORDERS 64329 - USE CEASE 31.12.99 - TIDIED - 31.3.2000 RESTORED - 31.12.2000

1933

(4) LEA FARM

ADDRESS LODGE ROAD PARISH HURST

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
99/68971/V	Summerleaze Ltd.	Vars. of Cond. 7 of Cons. 96/64496/F - extend Period of Removal of Plant Assoc. Structures, Bldgs Machinery & access road until 31/12/2003	6.4.99	C
99/69423/V	"	Var. to cond: 2 of app. 26164 to alter the quarry phasing programme.	22/7/99	C
99/69462/F	Independent Recycling Ltd.	ch. use of land from landfill → waste recycling	22/7/99	C
LB/1999/01144 F/2000/1403	Mr. P. Lee "	Proposed demolition of chimney	1.3.00	A

MINISTRY DECISION

SPECIAL ORDERS

WHISTLEY COURT FARM

ADDRESS Lodge Road HURST

PARISH HURST

ORD. SHEET No. SU.7974 38

PLOT No. Old Property

BUILDER * 05347 MID-SOUTHERN WATER CO BOREHOLE ETC. 21.12.76 CL

Plan No.	Applicant	Description of Development	Date of Decision	Decision
436/48	Wokingham R.D.C.	Use of Land for controlled Tipping	14.12.48	N/A. App
369/52	Mr. R.H.R. Palmer	Cattle Shelter	1.8.52	App. N/A
PD/84/58	"	Dutch Barn	8.4.58	App. N/A
0/200/58	"	Outline-Resid. Devpt.	18.10.58	N/A. Defn
-06922 *	Mr & Mrs Gosden	O/APP BUNGALOW	27.10.77	N/A Ref
-06973	"	FARM SHOP TO MEAT FRUIT, VEG. & DAIRY PRODUCE	27.10.77	N/A Ref
-07364	"	"	15.12.77	N/A C/A Ref.
0/199/58		O/L Res Dev.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) ADDRESS WHISTLEY COURT FARM LODGE ROAD

PARISH HURST.

ORD. SHEET No.

PLOT No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR. 7866	Mr. A.B. Gosden	Kitchen extension	9.2.78	APP N/
BR8344	"	DOUBLE GARAGE	12.4.78	APP N/
-08235	"	GARAGE FOR FARM CARS	11.5.78	N/A Cl
-09420	"	SALE OF AGR. PRODUCE	23.11.78	N/A Re
15215	"	SAND & GR. EXTR.; RESTORE TO AGRIC.	2.6.82	N/A Cl
15740	SUMMERLEAZE GRAVEL	BAILEY BR. BETWEEN W.C. FARM & SANDFORD FARM.	27.8.81	F
26164	"	EXTR. SAND/GRAVEL/INFILL	6.10.86	Cl
-28387	MR & MRS A. GOSDEN	FARM BLDGS. TO RES.	4.11.87	Re
-29741	"	"	11.5.88	
30310	SUMMERLEAZE	EXT. TO GRAVEL EXTR. & WASTE DISPOSAL SITE CONVEYOR TO SANDFORD FARM	29.3.88	12.7.91 OB 4.10.88
29579	SUMMERLEAZE			

DATE OF COMPLETION

MINISTRY DECISION 09420 APPEAL GRANTED - 11.9.79

SPECIAL ORDERS

DRAINAGE

091074

-31024 MR & MRS A. GOSDEN FARM BLDGS. TO 5 DWELLINGS 11.8.88 C

(3) WHISTLEY COURT FARM

ADDRESS HURST PARISH HURST

PLOT No. ORD. SHEET No. SU 7974 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
J2696/7	MR+MRS A. GODSEN O/L	15 DWELLINGS/FARM BLOCK TO 5 DWELLINGS	15.3.89	
33312 W	WITHDRAWN SUBMISSIONS	REMAX CONV. 13 ON 26164	10.5.89	
33489	MR+MRS. A. GODSEN	CONV. TO 6 RES. UNITS	26.9.23.1.90	C/A
34501	MR+MRS GODSEN O/L	CONV. TO 6 DWELLINGS & ERECT 13 NEW DWELLINGS + GARAGES	22.11.89	
34886	SEE CANCELLED FARM		3.7.90	DC
39733 - APPEAL SUBMISSIONS	A. GODSEN	NEW ACCESS RTE. (26164)	10.9.92	Ref
41/92/0300		CONV. BARN BLDG. + CHT.	7.7.92	Comp
40365 / 40390		VAR. CONDS. 26164 / CARSON		DC
41103	" RETRO	RET. C/U USE FROM SHOP STORE, STORES TO WORKSHOP & STORE (B1)	12.7.93	1.8.9

DATE OF COMPLETION

MINISTRY DECISION 39733 - APPEAL DISMISSED - 27.5.93

~~SPECIAL ORDERS~~ 33317 - APPEAL DISMISSED - 25.7.91

DRAINAGE

001074

1933

(4) WHISTLEY COURT FARM

ADDRESS Lodge Road HURST PARISH HURST

PLOT No. ORD. SHEET No. SU 7974 (3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
41941	SUMMERLEAZE LTD	SKIP STORAGE AREA IN CONN. WITH AG. LAND RILL OPS.	19.1.94	C/A
43627	"	EXT. OF TIME TO COMPLETE LETR. INFILLING & RESTORATION	27.6.95	LETR/ INFILLIN CEASE 9.6.95 RESTORA BY 30.9.
96/63999/E	"	MOD. TO SHOW CONTOURS / CARPARKS	9.8.96	C/
96/64110/VAR	"	" . WORK PHASING	9.8.96	C/A
96/64150/E	W/DR.			
96/64265/F	REDLAND	LAND AT FISHERMANS' CAR PARK	19.1.98	C/

MINISTRY DECISION

SPECIAL ORDERS

1933
(5)

ADDRESS WHISTLEY COURT FARM LODGE ROAD PARISH HURST

PLOT No. ORD. SHEET No. SU 7974 38

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
*96/64329/F	SUMMERLEAZE	COMPOUND FOR WASTE SORTING & RECYCLING	25.10.96	C/
96/64364/F	THOMAS & CO.	REPL. BLDG. AS GARAGE (33489)	22.10.96	C/
FP96/5777	"	CONV. FARM BLDGS. 1,2,3	18.11.96	C/APP
FP96/5903	"	" " 4,5,6	23.12.96	C/APP
97/66151/V	SUMMERLEAZE	RETENTION OF SKIP STORAGE AREA	11.11.97	31.12.20
97/66152/V	"	RETENTION GROUND CONVEYOR	11.11.97	31.12.20
97/66158/V	"	VAR. CONDS. 1/2/3/23 IN CONN. WITH SANDFORD FARM	11.11.97	31.12.20
97/66159/	"	EXT OF TIME FOR COMPLETION OF SAND/GRAVEL EXTR. & INFILLING & RESTORATION TO AGR.	31.3.98	31.12.2
98/68549/F	HURST CRICKET CLUB	C. of U. - Agri to Sports Pitch + erect club house, toilet block & new car park	18.10.99	R

MINISTRY DECISION

SPECIAL ORDERS *64329 - USE CEASE 31.12.99 - TIDIED - 31.3.2000 RESTORED - 31.12.2

1933
(6)

ADDRESS WHISTLEY COURT FARM LODGE ROAD PARISH HURST

PLOT No. ORD. SHEET No. SU 7974-

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
99/69462/F	Independent Recycling Ltd.	ch. use landfill + waste recycling.	22/7/99	C/
99/69423/V	Summer Leaze Ltd.	Var. to cond. 2 of app. 26164 to alter quarry phasing programmer.	22/7/99	C/
FP/2000/0718	Mr + Mrs Bingham	loft Conversion	18/7/00	Cond

MINISTRY DECISION

SPECIAL ORDERS

ROYAL COUNTY OF BERKSHIRE

Application for permission to carry out Development – Town and Country Planning Acts

Note 1
Note 2

PART 3

Additional Information required in respect of Applications for Mineral Extraction, Waste Disposal Operations and related development.

This form must be submitted in conjunction with Part 1 only.
Please read the notes of guidance at the end of this form.
The completed form should be submitted to:

For office use only
Application or Plan No. [| | | | | |]
02.NOV.2000* 2704

Note 3

1.	State the type of mineral or material to be extracted or tipped in the case of filling operations.	EXISTING SITE - SEE PLANNING STATEMENT
2.	(a) State the total area of extraction and the average depth.	NA hectares metres
	(b) State the total area of filling and the average depth.	NA hectares metres
3.	*State the expected dates for the commencement and completion of operations on the site.*	SEE PLANNING STATEMENT
4.	State the total quantity of material to be extracted and the volume to be filled.	NA tonnes cu. metres
5.	State the maximum daily and annual average rates of extraction and despatch of materials or receipt in the case of filling. NA	Extraction and Despatch: Maximum Daily (tonnes); Average Annual (tonnes). Receipt: Maximum Daily (cu. metres); Average Annual (cu. metres)
6.	State the average thickness of top soil, sub soil, and overburden. NA	metres metres metres

Note 4

7.	Give the average number of staff to be employed on the site.	NO ADDITIONAL STAFF

Note 5

8.	Give the estimated vehicular flow to and from the site during a normal working day.	NO MATERIAL CHANGE
9.	State the intended use for which the land will be prepared following operations.	SEE PLANNING STATEMENT

Note 6

10. The following information which is also required is best illustrated on diagrams, plans, sections and maps.

(a) The parts of the land surface which will be opened.

(b) The stages in which the operations will proceed in the various parts of the site.

(c) The fullest details on the seam of the material to be extracted including its quality and the uses to which it will be put.

(d) The ground water conditions on the site including the depth of the existing and proposed watertable under both summer and winter conditions.

(e) The existing and proposed land drainage installations, for example, field drains, ditches and sluices.

(f) If the excavations are likely to fill with water the proposals for pumping during the operations and for water inlets and outlets after operations have ceased.

(g) The envisaged surface height in terms of Ordnance Datum for any water to be retained and average depth.

(h) The present contours of the site and those proposed when it is completed.

(i) The means of receipt or despatch of materials and the access routes to be followed.

(j) The proposals for restoring the site after operations have ceased and its envisaged use.

(k) The proposed treatment of existing trees, hedges or replacement planting.

(l) The siting of plant, offices and weighbridges.

(m) The siting of silt settling beds and temporary mounds of top soil and overburden.

11. The following information which is also required should be submitted as an attached note;

(a) Details of machines to be used for excavation and earth moving; fixed or movable plant and processing or ancillary plant.

(b) Details of any other activities proposed on the land during the period of the operations including the continuance or resumption of agriculture, forestry or recreation on parts of the site.

(c) Details of the applicant's interest in the land if the acquisition has not been finalised and the interests of any other party with a reversionary interest during or after the operations.

NOTES OF GUIDANCE

The following notes are compiled to assist applicants in making an application for permission to carry out mineral extraction, waste disposal operations and related development.

With respect to such applications the local authority will not normally agree to reserve details of operations for later submission.

Applicants should also note that the same procedures apply to amendments or variations to schemes already approved.

Note 1. Part 3 of the application form should be completed for all applications relating to:

(i) The winning and working of minerals, the searching and testing for such deposits and the erection of the building, plant or machinery to be used in connection with such activity.

(ii) The disposal of mineral waste.

Part 1 must also be completed.

Note 2. The local planning authority require to know how the cycle of operations from present use, through extraction, filling and restoration on the site will proceed. All sites are to be left in a restored state and it is essential for restoration proposals to be submitted at the same time as applying for permission to work minerals.

Note 3. If both extraction and filling occur on the same site then both parts of the relevant questions are to be answered.

Note 4. In addition to persons to be employed on this site, employees directly related to the site, for example drivers, should also be included unless their place of employment is registered elsewhere.

Note 5. The estimated vehicular traffic flow should be a measure of all vehicular flows on and off the site during a normal working day. The normal working day relates to what is normal for the site to which the application relates. Each trip, either in or out, should be counted as one unit of vehicular flow.

Note 6. A covering letter should clearly identify all the accompanying plans and written matter necessary adequately to describe the operations proposed.

Any additional documents submitted for background information only should be specifically identified.

Applicants are advised that inadequately described proposals are likely to be subject to delay or rejection. Proposals may be discussed informally in the preparation stage with appropriate officials and bodies who will assist in the interpretation of established policies.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

● + See Note (a) to Certificate A

OR

● (b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . STEPHEN BOWLEY

On behalf of . . SUMMERLEAZE LTD . . . . . .

Date . . . . 13/10/2000 . . . . . .

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

Summerleaze

7 Summerleaze Road
Maidenhead
Berkshire
SL6 8SP
Tel: (01628) 630444
Fax: (01628) 773160

Date: 4 October 2000

Our ref: WNK/CHA/223/899

Your ref:

35044

SL

Mr J Leggett
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks

COPIED TO:

FILE:

Dear Mr Leggett

WHISTLEY COURT FARM / LEA FARM LANDFILL SITE

Further to our meeting at the above site after the Liaison Group Meeting on 20 September I would confirm that the flare stack for the gas abstraction from the landfill site has been commissioned.

Initial indications are that the volume of gas available will require to be flared permanently. Further time will be required before we can establish whether electricity generation is a viable option.

In the meantime, I would confirm that a planning application is currently being prepared for the temporary provision of the flare stack in its current location. Following the future development of the landfill site, the permanent location of the flare stack / generating station will be the subject of a further application for planning permission.

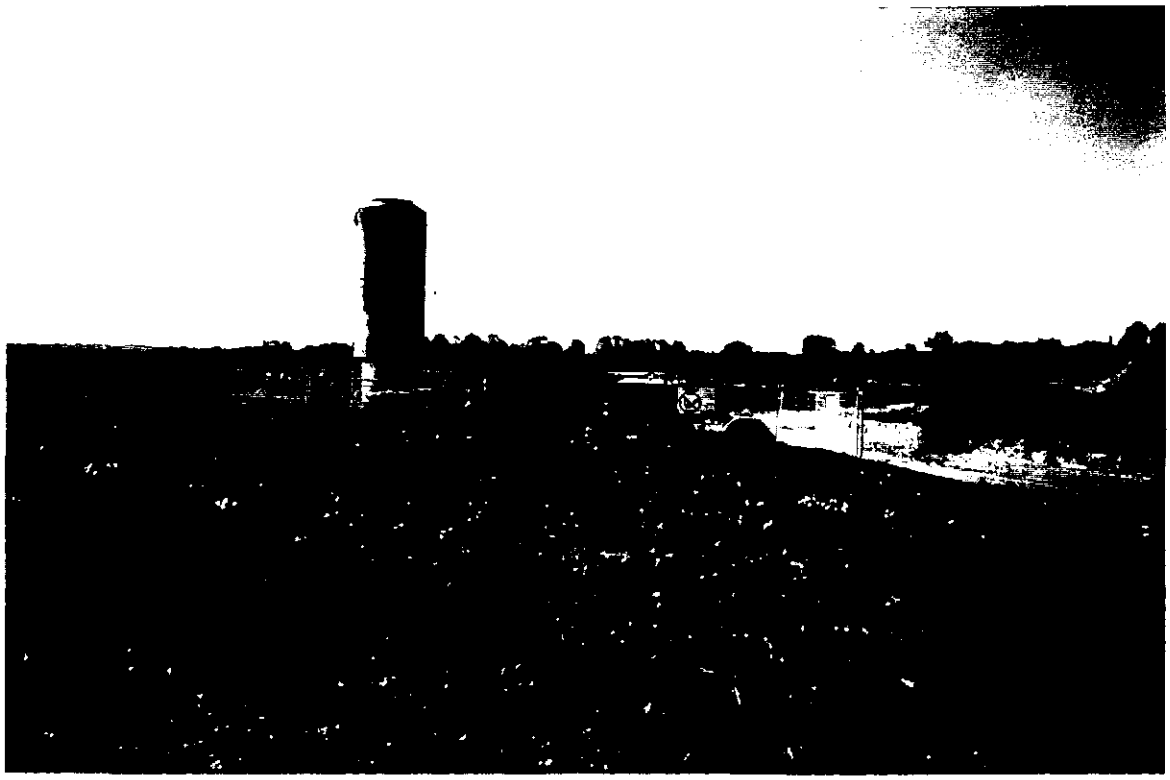
I anticipate the temporary application will be submitted by 15 October 2000.

Yours sincerely
SUMMERLEAZE LIMITED

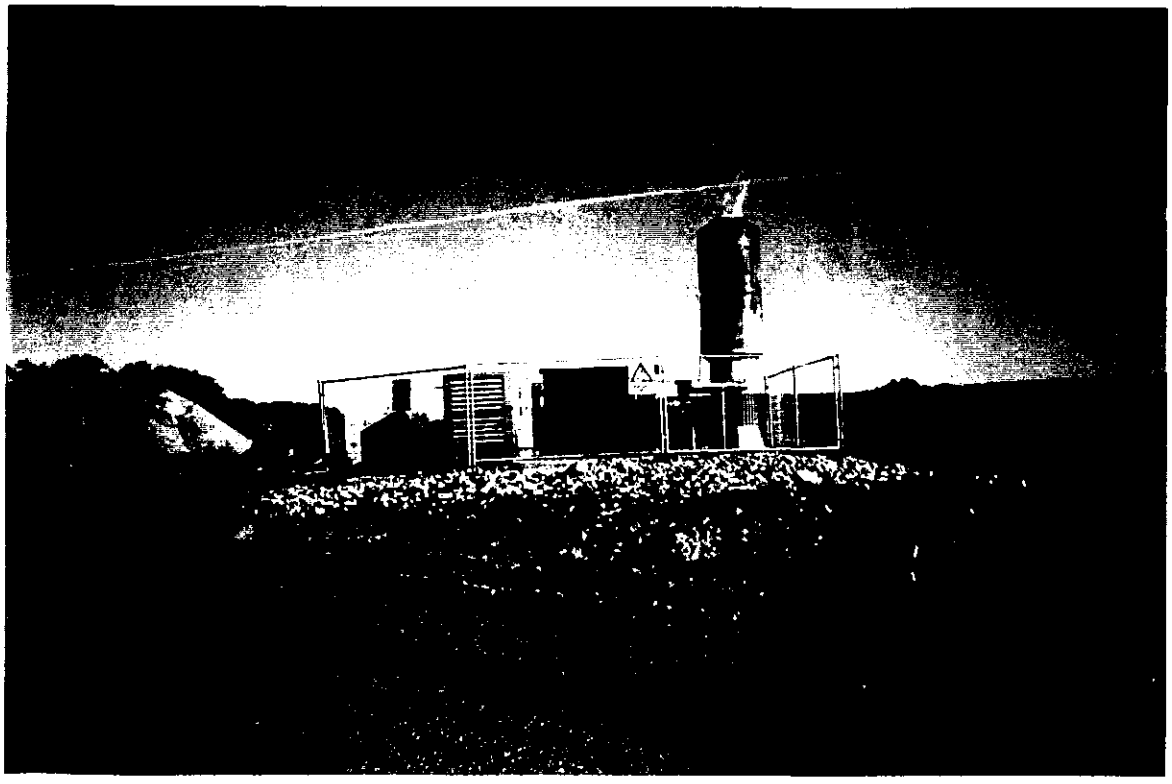
W N Kirkpatrick
Director

PHOTOGRAPH 1: **North Elevation**

02.NOV.2000* 2704

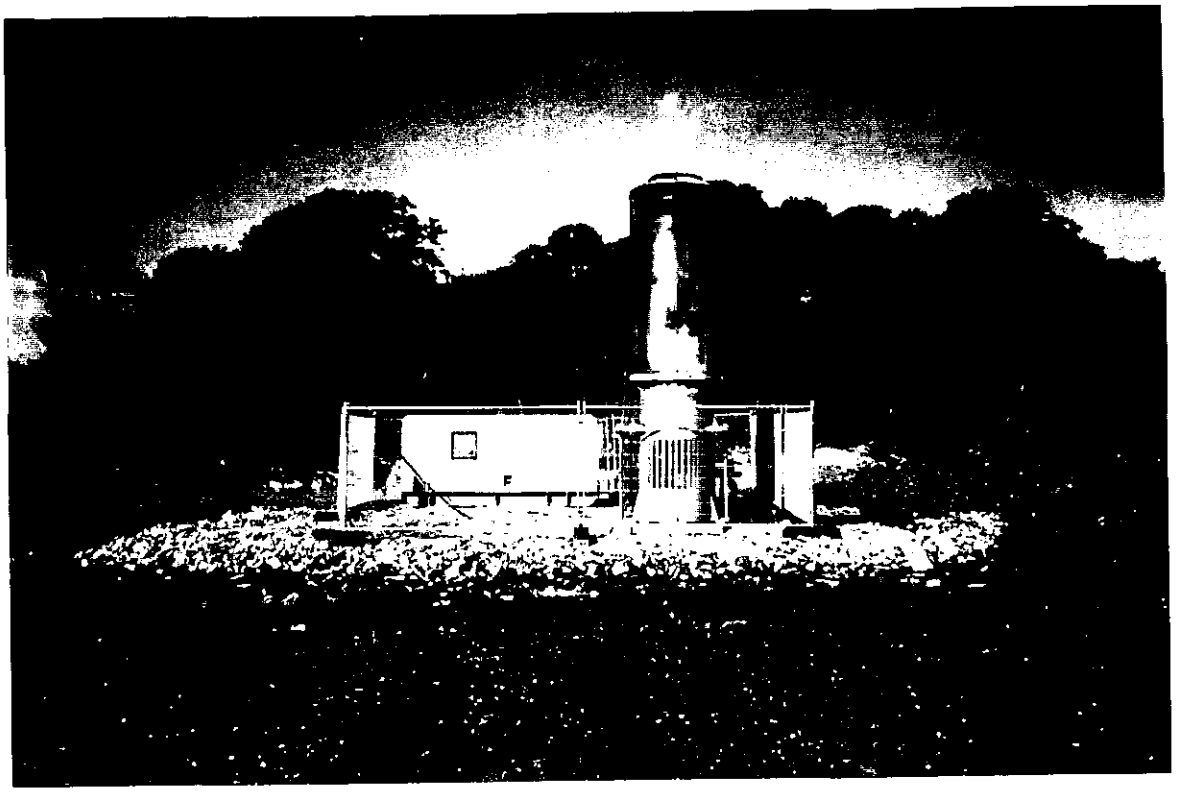


PHOTOGRAPH 2: **South Elevation**



PHOTOGRAPH 3: **East Elevation**

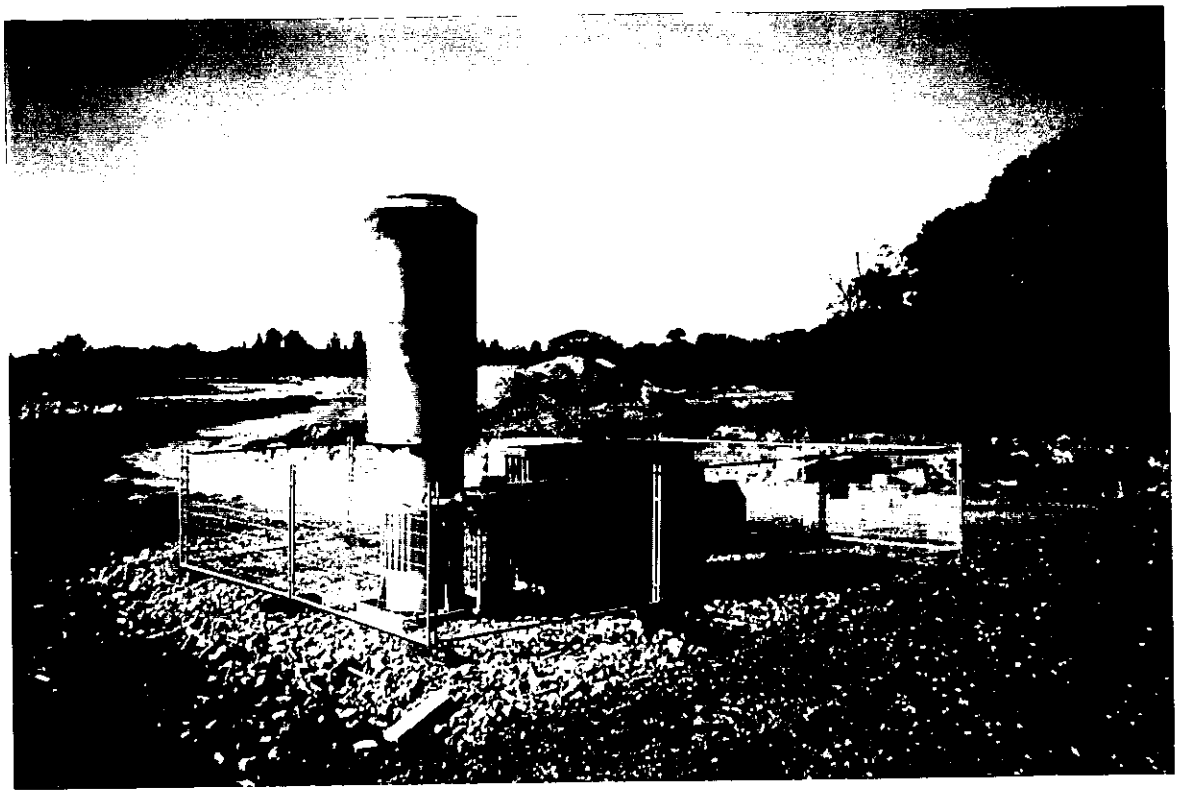
02.NOV.2000* 2704



PHOTOGRAPH 4: **West Elevation**



PHOTOGRAPH 5: **View from top of adjoining bund**

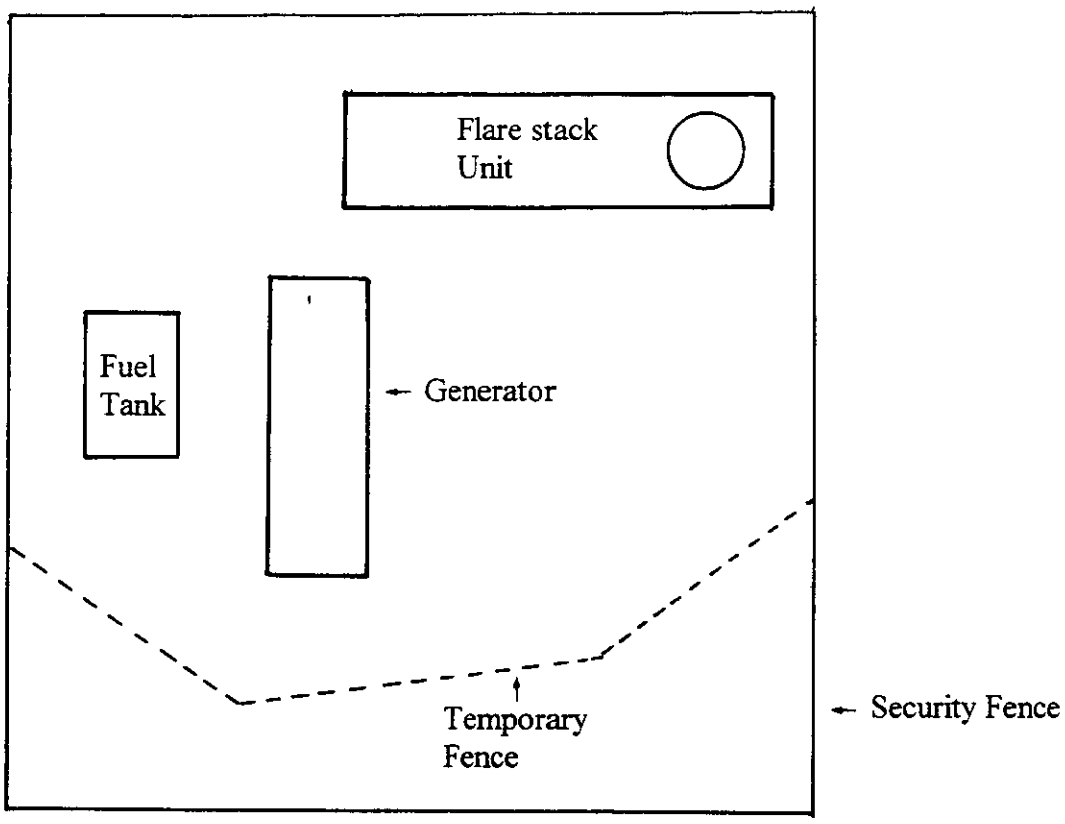


PHOTOGRAPH 6: **Long view from south east**

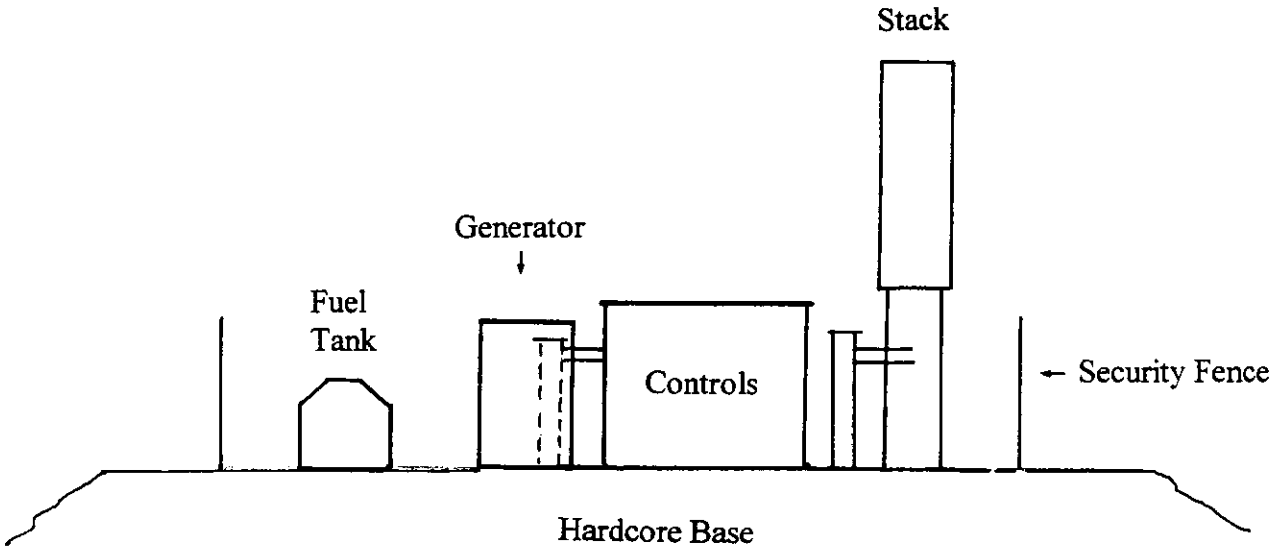


02.NOV.2000* 2704

PLAN



SOUTH ELEVATION



STEPHEN BOWLEY	**Project**	Lea Farm, Gas Flare Compound
PLANNING CONSULTANCY	**Client**	Summerleaze Ltd
32, Hertford Street	**Drawing No.**	SB/127/2 – Site Layout
Oxford, OX4 3AJ	**Scale**	1/100
Tel/Fax 01865 246607	**Date**	October 2000

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

02.NOV.2000* 2704

1.	APPLICANT'S NAME	SUMMERLEAZE LTD
	ADDRESS	7 SUMMERLEAZE ROAD, MAIDENHEAD, BERKS
	POST CODE	SL6 8SP PHONE 01628 630444
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	STEPHEN BOWLEY PLANNING CONSULTANCY
	ADDRESS	32, HERTFORD STREET, OXFORD
	POST CODE	OX4 3AJ PHONE 01865 246607
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	LEA FARM/WHISTLEY COURT FARM, HURST
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		FLARE STACK COMPOUND FOR TEMPORARY PERIOD OF FIVE YEARS
5. Give the area in hectares or part of a hectare	AREA OF SITE	APPROX. 110 square metres
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SITE LOCATION PLAN (SB/127/1) SITE LAYOUT PLAN (SB/127/2) & PHOTOGRAPHS

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: 5 YEARS
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.

LANDFILL SITE

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

13. ARE THERE ANY TREES ON THE SITE? 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.

NA

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.

2 METRE HIGH MESH SECURITY FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NA

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? NA

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

EXISTING QUARRY ACCESS ARRANGEMENTS

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

NA

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

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

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — If YES, complete Part 2 of the form

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

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

£95

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

SIGNED Stephen Bowley ON BEHALF OF SUMMERLEAZE LTD DATE 13/10/2000

STEPHEN BOWLEY

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

WHAT PROVISION IS BEING MADE FOR PARKING? — NA

	Cars	Lorries
Existing		
Proposed		

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

SEE PLANNING STATEMENT

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

NA

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
NA NO ADDITIONAL STAFF			

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

NO, BUT NOTE FUEL TANK FOR 18,000 LITRES OF RED DIESEL.

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.'