APPLICATION NO:
F/2000/2706

LOCATION:
Land To Side Of 2 Wimbushes/ Church Hams, Finchampstead Wokingham.

APPLICANT:
Royal Mail

PROPOSAL:
Proposed erection of double postal pouch.

EARLIEST DATE FOR DECISION: **03/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
21/12/2000

CASE OFFICER: **George Allpress**

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Royal Mail
Service Maintenance Manager
80 Caversham Road
Reading
Berkshire
RG1 1AA

Application Number: F/2000/2706

Parish: **FINCHAMPSTEAD**

Location: **Land to Side of 2 Wimbushes/, Church Hams, Finchampstead, Wokingham.**

Proposal: **Proposed erection of double postal pouch.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The application proposal is considered to result in an unacceptable obstruction to pedestrian passage and to jeopardize pedestrian safety. The proposal is therefore considered to conflict with the Berkshire Structure Plan policy T7, and the South East Area Local Plan 1994 policy SBE1 at part (B) which requires development to contribute to a safe environment, and policy ST7 which aims to achieve a clear, direct, safe and convenient route for pedestrians.

Informative

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

Berkshire Structure Plan Policy T7.

South East Area Local Plan Policies SBE1 (B) and ST7.

John Mitchell
Development Control Manager
Date: 11/12/2000

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.

FROM: George Allpress

DATE: 21 November 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2706

Proposal: Proposed erection of double postal pouch.

COPIES TO: CLK: FILE:

Site Address: Land To Side Of 2 Wimbushes/Church Hams, Finchampstead, Wokingham. (Revised site location).

Applicant: Royal Mail.

Your observations are required in respect of this application **by 03/12/2000**.

No objections

Please File

SIGNED: C.S. Clay

DATE: 15-12-00

Clerk To Finchampstead Parish/Town Council.

Tel: 0118 974 6442

Date:

My ref: F/2000/2706

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

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: F/2000/2706
Land To Side Of 2 Wimbushes/, Church Hams, Finchampstead, Wokingham.
Proposed erection of double postal pouch.

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 **George Allpress** on **0118 974 6442**. 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: **George Allpress** Application Number: **F/2000/2706**
Land To Side Of 2 Wimbushes/, Church Hams, Finchampstead, Wokingham.
Proposed erection of double postal pouch.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor 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.

Tel: 0118 974 6442

Date:

My ref: F/2000/2706

CONFIDENTIAL

Councillor 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

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Land To Side Of 2 Wimbushes/, Church Hams, Finchampstead, Wokingham.
Proposed erection of double postal pouch.

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This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2706**
Land To Side Of 2 Wimbushes/, Church Hams, Finchampstead, Wokingham.
Proposed erection of double postal pouch.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor 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.

Received by Wokingham District Council

Application No: F/2000/2706

Proposal:
Proposed erection of double postal pouch.

Location:
Land Adjacent 2, Church Hams, 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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/12/00. 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

08 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2706
CASE OFFICER: George Allpress

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

REVISED SITE NOTICE.

Received by Wokingham District Council

Application No: F/2000/2706

Proposal:
Proposed erection of double postal pouch.

Location:
Land To Side Of 2 Wimbushes/Church Hams, 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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/12/2000. 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

21 November 2000

WORK SHEET FOR: George Allpress

Application Number: F/2000/2706

Applicant: Royal Mail Services Maintenance Manager.

Location: Land to Side of 2 Wimbushes, Church Hams, Finchampstead, Wokingham.

Proposal: Proposed erection of a double postal pouch.

Site Notice Displayed? :	YES	NO	DATE
	Yes		~~18~~/11/00 & new site ~~notice posted~~ 23/11/00

Date of Neighbour Notifications: 09/11/00 re-notification letters sent 23/11/00

Date of Site Visit: 16/11/00

Date Registered: 26/10/2000

Earliest Date for Decision: 03/12/2000

Latest Consultation Date/Site Notice Expiry Date: 03/12/2000
21/12/00 (GA)

This application will have expired on: 21/12/2000. 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:
Highways - recommend approval - but comment: "footway too narrow at position shown. Highways have no objection to relocating on the land ~~adjacent to McCarthy Way~~, as shown.

Property Department - No Objection.

Finchampstead Parish Council - The Parish Council have no objection to this application.

The occupants/owners of 54 Manor Park Drive, we would like again to object to the siting of this structure, they become a targets for vandalism, they are unattractive, and this location is against an attractive landscaped area the appearance of which would be spoilt by this structure, highway safety would be jeopardized, and a better position would be against a wall. The writer suggests an alternative location.
THE OWNER/OCCUPANT OF NOS. 2 AND 20 WIMBUSHES OBJECT FOR SIMILAR REASONS
Planning Issues: The issues raised by this application are the street scene and highway safety.

The following policies are also relevant: Berkshire Structure Plan policy T7: the South East Area Local Plan policy SBE1 (B) and ST7.

Application Number: F/2000/2706

Appraisal:

The site was initially advertised and neighbours notified as: land adjacent 2, Church Hams. The development description was subsequently changed to more accurately reflect the location: re-advertised and re-notified (23/22), new site notice posted on the ~~16th~~ 23rd.

The application site is at the back of the public pavement at a point around 15 to 17 metres from the junction with Wimbushes. The 'back-drop' to the site is a grass and shrub planted strip of land which is a part of, but outside the property boundary wall of no.2 Wimbushes. At the back of this parcel of land is a 1.5 metre high brick wall which belongs to no.2 Wimbushes.

View of the structure from no.2 would be shielded by the wall, but the structure would otherwise be very visible from both directions on Chuch Hams.

In terms of visual amenity, the site is at the back edge of the public pavement adjacent a strip of grassed land that is 5.0 at its narrowest, and which is planted with shrubs. At the back of the grass is a 1.5 metre high solid brick wall which forms the boundary to no.2 Wimbushes. The site juxtaposed to a point approximately mid-way on the length of the wall.

The application proposes a double pouch box which is 1.0 metre high and a depth of 0.4 squared. The box is pedestal mounted and its overall height is just under 1.4 metres.

The structure is functionally designed, basic in its appearance and not particularly attractive. However, in this respect the structure does not differ from many other items of street furniture. The Pouch Boxes are part of a delivery system that is need by the Post Office to fulfill its modern day function. They are now a common feature of the street scene, accepted in may other locations around the District with similar characteristics to that proposed, and therefore no material harm to the street scene is considered to result.

In terms of highway safety, however, this particular location is considered inappropriate, and planning permission is therefore recommended to be refused.

Highways have suggested an alternative location. However, the alternative location is considered to differ materially from the one submitted by this application and therefore to warrant a new application.

The application is considered to conflict with Policy SBE1; where the Policy requires, inter alia, at part (B), new development to contribute to the creation of a safe and attractive environment.

The proposal is also considered to conflict with Policy ST7, which aims to achieve a clear, direct, safe and convenient route for pedestrians, and similarly Structure Plan Policy T7.

Recommendation: Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number: F/2000/2706

~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions~~ / Reasons for Refusal
1			The application proposal is considered result in an unacceptable obstruction to pedestrian passage and to jeopardize pedestrian safety. The proposal is therefore considered to conflict with Berkshire Structure Plan policy T7: and the South East Area Local Plan 1994, Policy SBE1 at part (B) which requires development to contribute to a safe environment: and, Policy ST7, which aims to achieve a clear, direct, safe and convenient route for pedestrians.
1	N16		**INFORMATIVE** **INSERT:** Berkshire Structure Plan policy T7: the South East Area Local Plan policy SBE1 (B) and ST7.

RECORD OF SITE VISIT

SITE ADDRESS: Land to Side of 2 Wimbushes, Church Hams, Finchampstead, Wokingham.

APPLICATION NUMBER: F/2000/2706

OFFICER: George Allpress

DATE OF SITE VISIT: 16/11/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential street.

3. DESCRIPTION OF SITE/BUILDING Public pavement adjacent grass verge with back drop of a boundary wall beyond the grass verge.

4. RELATIONSHIP TO ADJOINING PROPERTIES Side boundary wall to no1 Church Hams opposite. Grass verge and 1.5 metre high boundary wall belonging to 2 Wimbushes to the west.

5. SITE CONSTRAINTS

TREES	None in the vicinity.
ACCESS/PARKING	N/A.
LEVELS	Level.
BOUNDARY TREATMENT	N/A.
OTHERS	None

Applicationo	Name & Address
F/2000/2706	C & M Simpson 54 Manor Park Drive Finchampstead RG40 4XE
F/2000/2706	Y Even 2 Wimbushes Finchampstead RG40 4XG
F/2000/2706	J Capstick 20 Wimbushes Finchampstead EG40 4XG

App. refused
Letter sent 14/12/00

Read 8.35AM 5.12.00

PLANNING DEPT
POL
DC
APP
CS 0935 IGA
05 DEC 2000
COPIES TO: ADC
FILE:

J.D.Capstack
20 Wimbushes
Finchampstead
Berks RG40 4XG

4th December 2000

Mr G. Allpress,
Planning Officer,
Planning Dept.
Wokingham Council,

Re: Proposed Postal Storage Container in Church Hams, off Manor Park Drive. Ref F/2000/2706

Dear Mr. Allpress,

We hereby wish to object to the proposed siting of a postal storage container on the pavement in Church Hams, Finchampstead.

We feel that the postal storage container would be placed in a particularly awkward position, obscuring the oncoming traffic from Church Hams into Wimbushes.

An important factor to bear in mind is the number of children playing on the streets both in Church Hams and Wimbushes. Children on bicycles, roller-blades and skateboards would be obscured by a postal container of the dimensions proposed. When driving a car it would therefore be difficult to see children coming down Church Hams when turning left out of Wimbushes. This would be particularly dangerous on dark winter afternoons and evenings.

Lastly in view of the number of children and families with pushchairs using the pavements to and from Gorse Ride school, the postal storage container would cause an obstruction.

Yours sincerely,

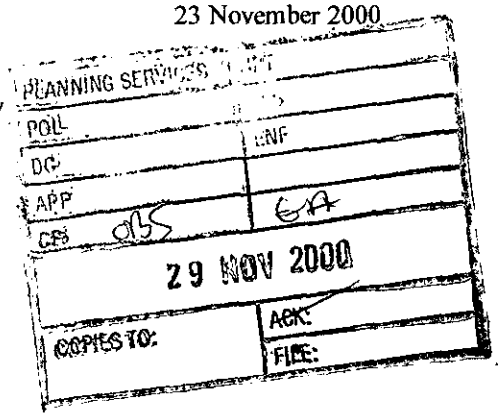
John Capstack

By Hand. 29/11/2000

Y. Even (Mr.)
2 Wimbushes, Finchampstead
Wokingham, Berkshire RG40 4XG

Tel: 0118 9328 333 ; 07775 634438

23 November 2000



BY: CERTIFIED MAIL and BY: Hand Delivery

Mr. John Mitchel
Development Control Manager

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

Application number: F/2000/2706
Your reference: George Allpress F/2000/2706
Re: Your letter dated 8/11/2000 and your letter dated 21/11/2000

Dear Mr. Mitchel,

Please take this letter as registration of my formal objection to the proposed erection of the double postal pouch.

I am in receipt of your letters regarding the above matter. I am the owner of 2 Wimbushes, Finchampstead, Wokingham, Berkshire RG4O 4XG. This is my permanent home address, where I have lived since 1996 with my family, my wife and our three school-aged sons.

I object to the application for the erection of a postal pouch on the footpath bordering my property. I request that this proposal should be stopped in its tracks.

It should be considered that the special character of the stretch of road makes the proposed site completely inappropriate for the proposed project. Approaching the site Church Hams is extremely steep bending into the junction with Wimbushes in a steep slope. The proposed location is in the line of sight of drivers approaching the junction

downhill and of drivers entering Church Hams uphill from Wimbushes. The adding of an obstacle to this section of road would be a completely inappropriate hazard. The pouch would hinder drivers from seeing pedestrians on the footpath, especially children who would be shorter than the pouch itself. Similarly, visibility of approaching vehicles by pedestrians and children would be hindered by the pouch. It should be emphasised that the area is of a residential nature, occupied by families and many children. Often pedestrians, families and especially children walk here in groups, for example on their route to the near-by gate to the California Park. The pouch would restrict the pavement width creating an obstacle that would cause pedestrians and children to go close to or even onto the road in order to circumvent the pouch. Additionally, drivers would regularly be forced to pass parked post vans visiting the site, the vans further reducing the visibility of and from the adjacent junction. All of which when combined with the twisting, sloping nature of the junction in an area where many young children play would have a considerable impact on the safety of children, pedestrians and road users. It should be considered that the pavement width was determined by the Highway Authority as being that appropriate to its use and location and that any obstacle, especially of the size of the proposed pouch, would be inappropriate when considered in conjunction with the nature of the prevailing road layout.

In an appendix to the application, titled 'Royal Mail...examples... in Typical Locations' none of the featured pouches are positioned on a pavement. The only conclusion is that placing pouches on a pavement in an open location is highly out of the ordinary, hence and especially in the aforementioned circumstances, must be rejected.

The plan proposes to erect the pouch in an open position, not only creating a physical obstacle, but also creating a detrimental visual effect. To the best of my knowledge, the Post Office is instructed to seek a site where such a pouch would be absorbed against a background, such as a fence or wall. In the proposed open location, this clearly does not happen. Rather, it is proposed that the pouch will be situated on the pavement and would border an open lawn, thus creating a poor aesthetic result. With this factor added to the aforementioned circumstances, the proposed plan becomes even more inappropriate and should be strongly rejected.

Considering the relationship with my home, the proposed site is disturbing. Despite the location being referred to as on the side of the house, it is nonetheless not at all a neglected side, not at all a hidden side, or a side unused by my family and children. The opposite is true. The greater proportion of my front lawn is to the side, rather than to the front. The side of the house is closely looked-after, we regularly garden here, and the side lawn is often used by our children and their friends. Moreover, the proposed pouch site is almost exactly in the middle of it, length-wise, in a position that maximises the effect of the pouch, physically, visually and aesthetically.

There is a direct visual line from the front of the house to the proposed site, as the front is in a direct rounded continuation of the side. When standing at the front of the house and looking to its side it would be impossible to miss the pouch. If the pouch is to be erected here, we would be bound to constantly view it.

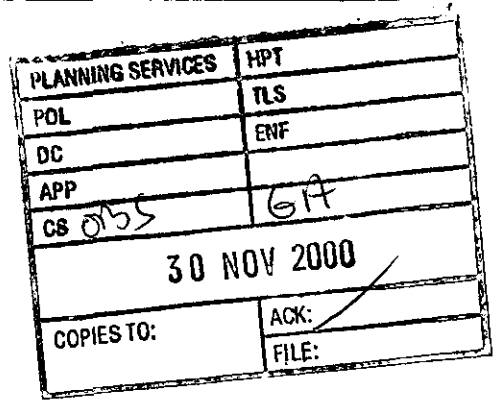
As you know Wimbushes is a cul-de-sac, hence the proposed site is on the only pavement leading to and from our home. The placing of an obstacle on the single pavement leading to and from our home, only a few steps distanced from the front of the property and the entrance, would be most disturbing physically, visually and aesthetically. The fact that the proposed location is referred to as to 'the side' does not make it an acceptable location, as both our land and the pavement follow a rounded continuum here and, to reiterate, the pavement leads directly to our entrance.

As you know, in close vicinity there are gates leading to the California Park, as well as a Thames Water site. It may be useful to evaluate alternative sites within the public domain and not on a pavement. Similarly, you may seek a more aesthetic solution, where the pouch can be absorbed into the background, such as a fence/wall. Finally, may I comment that I recall times when the postman used to visit this neighbourhood driving a small vehicle. In this case, a postal pouch is not required at all.

Having considered all of the above, I would urge you strongly to reject application number F/2000/2706. Please advise me if the application is to go to committee.

Respectfully yours,

Y. Even



Y. Even (Mr.)
2 Wimbushes, Finchampstead
Wokingham, Berkshire RG40 4XG

Tel: 0118 9328 333 ; 07775 634438

23 November 2000

BY: CERTIFIED MAIL and BY: Hand Delivery

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Development Control Manager

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

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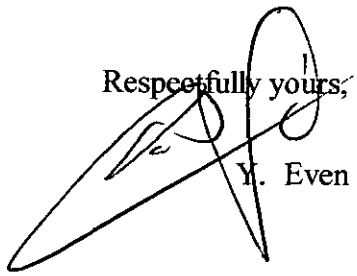
As you know, in close vicinity there are gates leading to the California Park, as well as a Thames Water site. It may be useful to evaluate alternative sites within the public domain and not on a pavement. Similarly, you may seek a more aesthetic solution, where the pouch can be absorbed into the background, such as a fence/wall. Finally, may I comment that I recall times when the postman used to visit this neighbourhood driving a small vehicle. In this case, a postal pouch is not required at all.

Having considered all of the above, I would urge you strongly to reject application number F/2000/2706. Please advise me if the application is to go to committee.

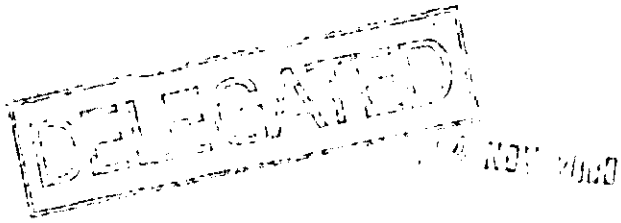
Respectfully yours,



Y. Even

FROM: George Allpress

DATE: 08 November 2000



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2706

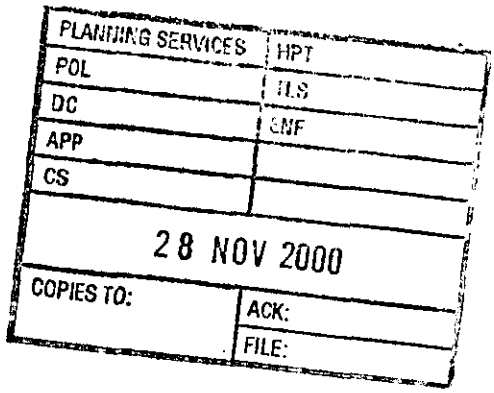
Proposal: Proposed erection of double postal pouch.

Site Address: Land Adjacent 2, Church Hams, Finchampstead, Wokingham.

Applicant: Royal Mail.

Your observations are required in respect of this application **by 03/12/00** .

The Parish Council have no objection to this application



SIGNED: C S Cole PP MW DATE: 23/11/00

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: George Allpress **Date:** 08 November 2000

Application Number: F/2000/2706

Proposal: Proposed erection of double postal pouch.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land Adjacent 2, Church Hams, Finchampstead, Wokingham.

Applicant:
Royal Mail .

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).

Footway too narrow at position shown.
Highways have no objection to relocating on the land shown.

Signed: _____ **Print name:** Adam Coggins

14/11/00

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

GA

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2798 relates.

Address of site _____

_____

Signed D. Mak

Date 18/11/2

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
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or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

GA

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/27.07 relates.

Address of site _____

_____

Signed D. Mate

Date 18/11/0

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

GA

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2706 relates.

Address of site _____

_____

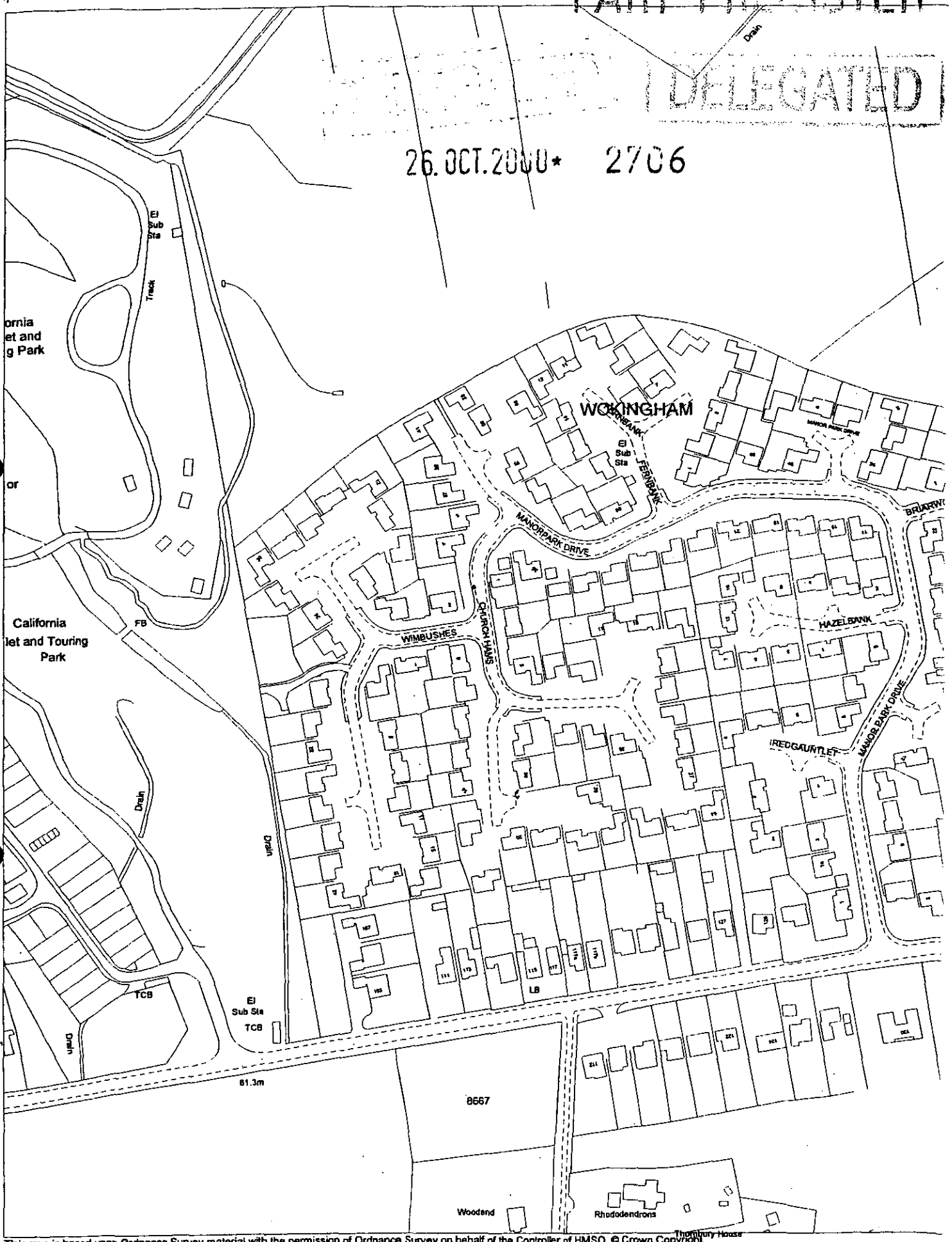
Signed _____

Date 18/4/00

PART 1 REGISTER

DELEGATED

26.OCT.2000* 2706



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Central Support Section, Environmental Services, Wokingham District Council.

7 September 1999

Scale: 1 : 2500

N
W
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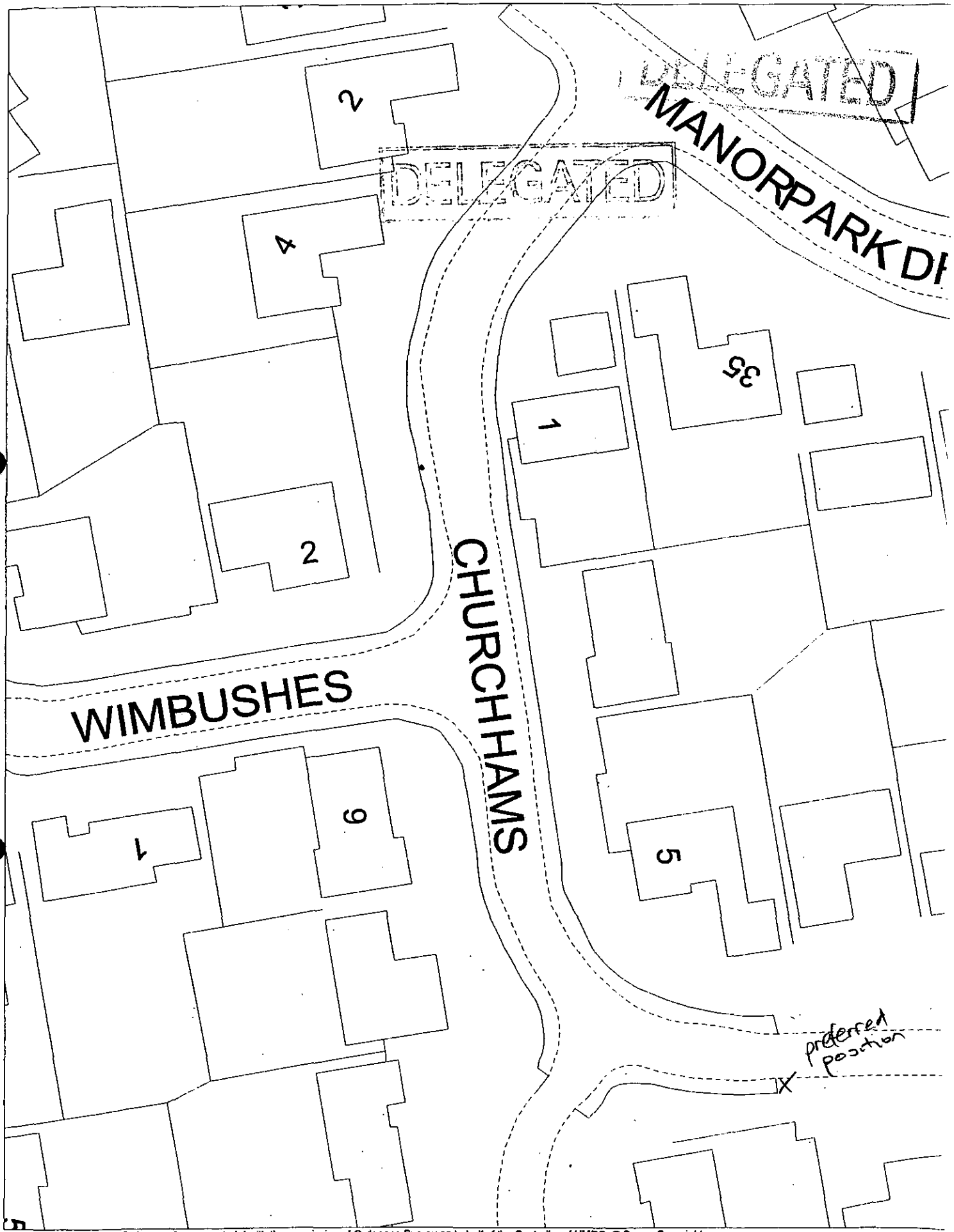
26.OCT.2000* 2706 PART 1 REGISTER



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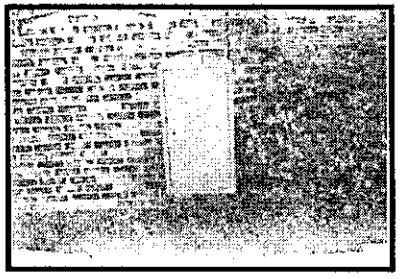
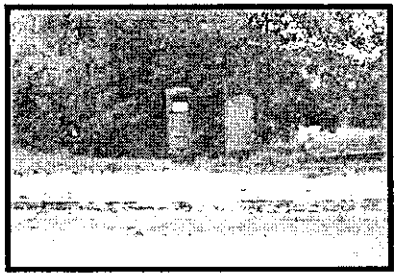
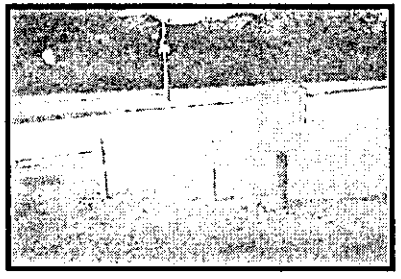
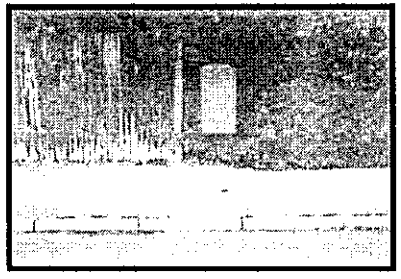
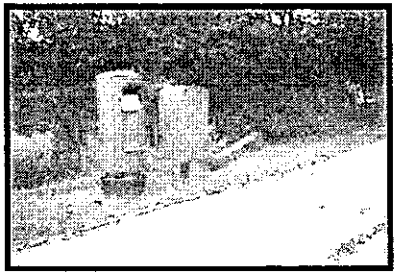
Central Support Section, Environmental Services, Wokingham District Council.
7 September 1999 Scale: 1 : 500

Royal Mail Second Delivery Postal Pouch Boxes

Examples Royal Mail Of Single & Double Pouch Boxes In Typical Locations.



- **Robust 2mm Steel construction with a high resistance to vandalism**
- **Fully seam welded, fitted with Post Office approved security locks & full length hinges**
- **Recessed door design, providing high resistance to forced entry**
- **Powder coted paint finish in dark Grey**
- **Secure installation via robust bolts**
- **Full service and support available**

Specifications :-

Single Box	**Double Box**
450mm W x 660mm H x 400mm D	450mm W x 1000mm H x 400mm D
Overall Height When Mounted On Pedestal	Overall Height When Mounted On Pedestal
1360mm	**1360mm**

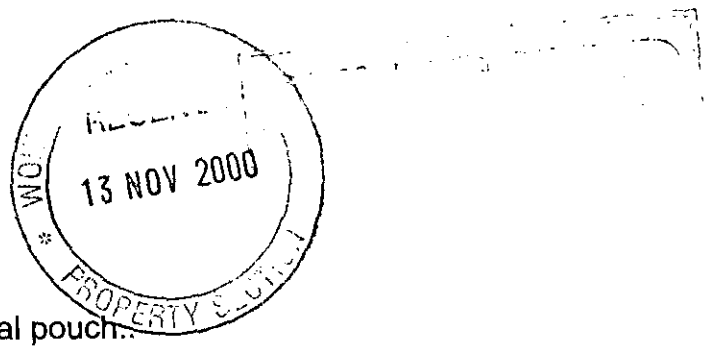
Further Information Please Contact :-

Service Maintenance Department
Royal Mail
80 Caversham Road
Reading
RG1 1AA
Tel (0118) 9537200

DELEGATED
26.OCT.2006 * 2706

~~To:~~ FROM:
Property Dept

TO: ~~From:~~ George Allpress



Date: 08 November 2000

Application Number: F/2000/2706

Proposal: Proposed erection of double postal pouch.

Site Address:
Land Adjacent 2, Church Hams, Finchampstead, Wokingham.

Applicant:
Royal Mail .

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

This section has no objection to the above proposal.

Sarah Hunter
For Head of Property Section.

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS OBS | GA
24 NOV 2000
COPIES TO: | ACK:
FILE:

54 Manor Park Drive
Finchampstead
Berks. RG40 4XE
Tel: 0118 973 4398

19th November 2000.

G. Allpress. Planning Officer
P.O. Box 157
Council Offices
Shute End, Wokingham
Berks RG40 1WR

Dear Mr Allpress

Planning Application No. F/2000/2706

With reference to the above planning application for a "double postal pouch" on land to the front of No 2 Church Hams, Finchampstead, we would like to object again to the proposed siting of a postal pouch.

Having seen "postal pouches" in other roads, we noticed they soon became the target of vandals with spray cans whose unsightly daubs have not been erased despite over a year having elapsed! As the proposed site is an attractive open-planned area overlooked by several houses and immediately visible to everyone travelling down Manor Park Drive and into Church Hams to reach the rest of the development, the siting of a pouch in such a prominent position would not only detract from the visual appeal of the property in question for the owner and those living nearby, the possibility of this eyesore also receiving the attention of graffiti artists is quite unacceptable..

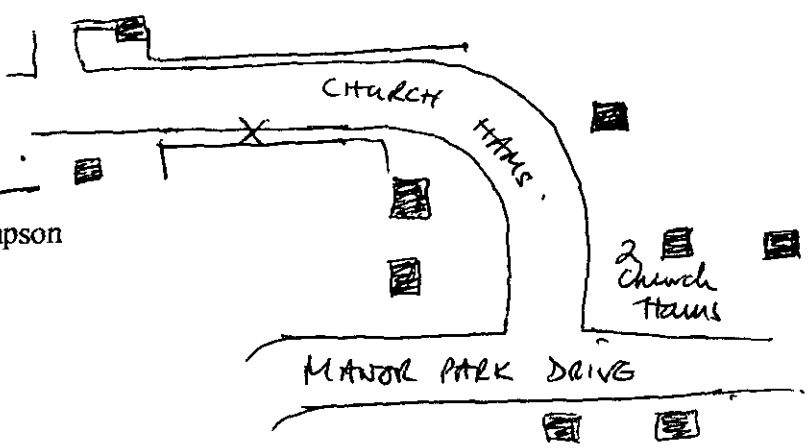
It should also be pointed out that the site proposed is by a busy junction on the development where there have been frequent near misses between vehicles. The addition of a parked postal van at what would be a peak traffic time, would greatly increase the likelihood of an accident and possible injury to children walking to school, drivers and other residents of the development.

The need for some facility to store post bags until collected by the postman is recognised; however we feel that a better position would be further down Church Hams, past the first house on the left. At this point there is a length of brick wall bordering a garden, where a postal pouch could be erected and not be overlooked by any houses at all and also better positioned for the postvan to park whilst unloading the postbags. A small drawing of the suggested position is attached.

We hope that our views will be taken into account when this planning application is considered.

Yours sincerely,

C.G. & M.R .Simpson



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 OCT 2000		
Officer: GA	Application No. F/2000	2706

Map No. ..... **Site** .....

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED ERECTION OF DOUBLE POSTAL POUCH.

Location: JUNCT CHURCH HAMS & WIMBUSHES

Parish: FINCHAMPSTEAD Ward: Finchampstead south. ✓

Applicant: ROYAL MAIL

RESUBMISSION 2000/0788 withdrawn

Fee Received 00-00 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 : ..... 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:

no pre-apps.....

.....

.....

NEIGHBOURS:

S/N r 2 Wimbushes.....
PA Osborne 1, 3 + 4 Church Hams.....
2 Church Hams.....
RG40 4XE.....
.....
The Clements family.....
37 manor Park Dr.....
RG40 4XE.....
.....

NR Simpson
54 manor Park Dr
RG40 4XE,

1913 *la*

DELEGATED

SCHEDULE 2

26.OCT.2000*

Articles 6, 7 and 9

2706

PART 1

Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* JUNCTION OF WIMBUSHES + CHURCHHAMS WOKINGHAM

I give notice that *(b)* Royal Mail Reading

is applying to the *(c)* WOKINGHAM DISTRICT Cou'd Council

for planning permission to *(d)* INSTALL A POSTAL POUCH BOX (DOBLE SIZE)

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* W.D.C. PLANNING DEPARTMENT, PO BOX 157, WOKINGHAM RG40 1WR

by *(f)* 26-10-00

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

† On behalf of Royal Mail

Date 26-10-00

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

1789/a

SECTION 66 CERTIFICATE

Application No. 26.OCT.2000* 2706

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
HIGHWAYS DEPARTMENT	WOKINGHAM DISTRICT COUNCIL	26-10-00

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

● Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . Royal Mail . . . . . .

Date . . . . 26-10-00 . . . . . .

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

DUPLICATED

FOR OFFICE USE ONLY

26.OCT.2000* 2706

1.	**APPLICANT'S NAME**	Service Maintenance Manager, Service Delivery
	ADDRESS	Royal Mail, 80 Caversham Road, Reading
	POST CODE	RG1 1AA **PHONE** (0118) 9537285
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**	At Junction of Churchhams + Wimbushes Wokingham.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Install A Postal Pouch Box - Double Size. See Attached Leaflet.
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	None
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	1:2500 1:500

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

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

N/A

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

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

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

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

N/A

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.

HIGHWAYS LAND

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

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? ~~YES~~/NO
IF YES, ARE ANY TO BE FELLED?

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

NONE

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A

If no, please give details

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

N/A

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

N/A

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

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

Nil - RESUBMISSION OF ORRIGINAL APPLICATION

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 A. J. [illegible] ON BEHALF OF Royal Mail DATE 28-10-00

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				
OTHER	Please Specify				
	TOTAL				

N/A

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

N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	N/A	

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

N/A

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

N/A

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
	N/A		

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

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.
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WHAT HAPPENS TO THE APPLICATION ?

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Publicity may be given to allow local people the opportunity to comment on your proposals.

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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).
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DATA PROTECTION ACT 1984

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26 OCT 2000 * 2706

Royal Mail

To **George Allpress**
Planning Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

From Alan Musther
(Service Maintenance)

Royal Mail
Service Delivery
80 Caversham Road
READING
RG1 1AA

Phone: 0118 9537268 / 9537085

Fax: 0118 9537085

Date 25th October 2000

Subject ----------

Resubmission Of Withdrawn Pouch Boxes

George,

I am writing as requested to notify that we are resubmitting the following planning applications (in Green) as per agreed at the new alternative sites suggested by yourself and a Mr Johnson from Highways on Monday 25th Sep 2000. The reason for the non submission of the outstanding applications is that we require 1:500 maps for the following locations (in Red) The remaining application No 0780, on this application we are awaiting the decision by highways / planning on the site. As it was going to be re-visited by highways / planning. If it is not suitable we will require another set of plans for the new location.

List Of Planning Applications

Old Planning Number	Re - Submitted
F/2000/0779	Yes - new application included with this letter
F/2000/0780	No (Awaiting Planning Departments decision on location)
F/2000/0781	No (Require 1:500 Plan, 1:2500 plan OK) - Copy enclosed
F/2000/0782	No (Require 1:500 Plan, 1:2500 plan OK) - Copy enclosed
F/2000/0784	No (Require 1:500 Plan, 1:2500 plan OK) - Copy enclosed
F/2000/0785	Yes - new application included with this letter
F/2000/0786	Yes - new application included with this letter
F/2000/0787	No (Require 1:500 Plan, 1:2500 plan OK) - Copy enclosed
F/2000/0788	Yes - new application included with this letter
F/2000/0789	Yes - new application included with this letter
F/2000/0790	No (Require 1:500 Plan, 1:2500 plan OK) - Copy enclosed

If you require any additional information, please do not hesitate to contact me.

Yours Faithfully

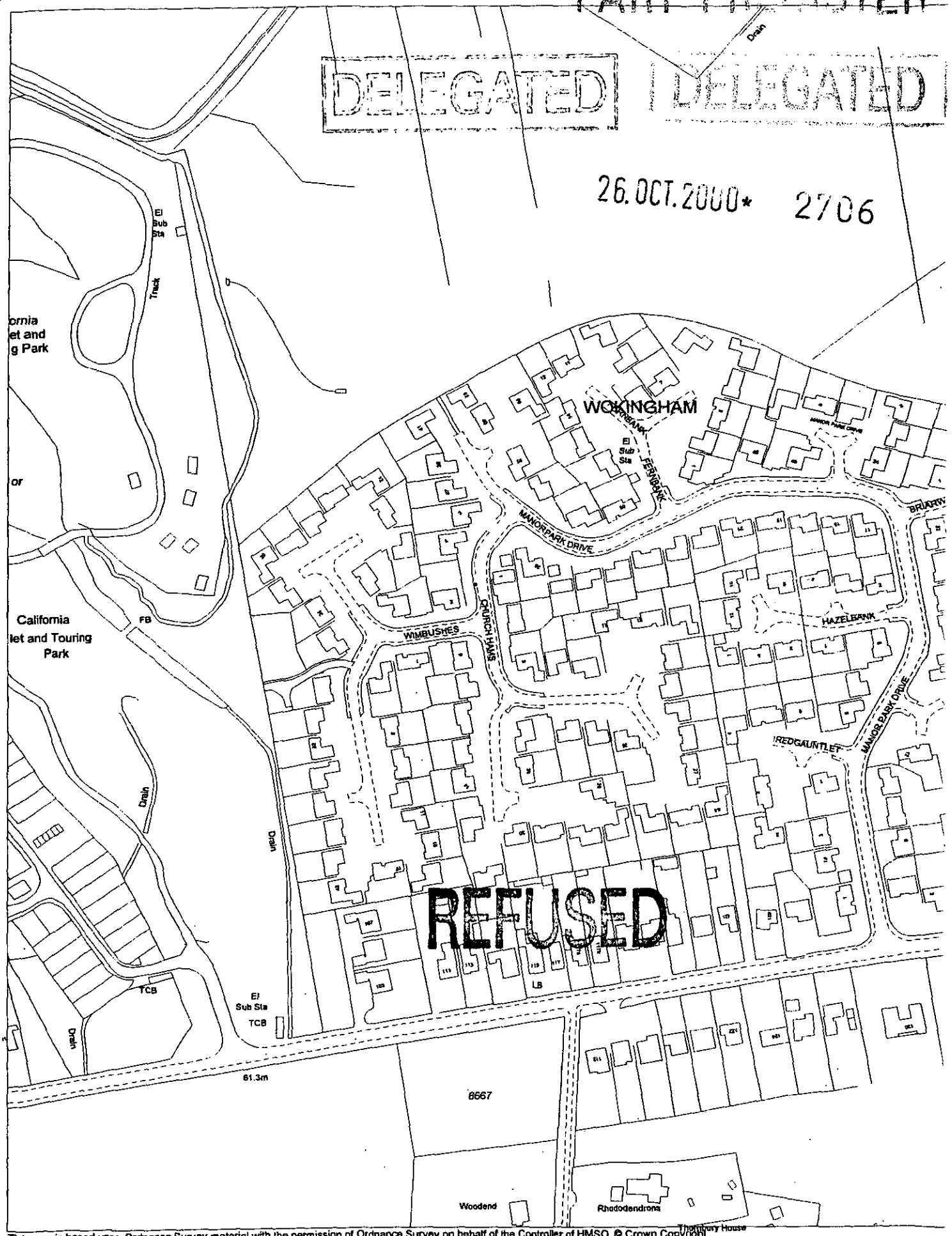
Alan Musther
(Service Maintenance)

PART 1 REGISTER

DELEGATED

DELEGATED

26.OCT.2000* 2706



REFUSED

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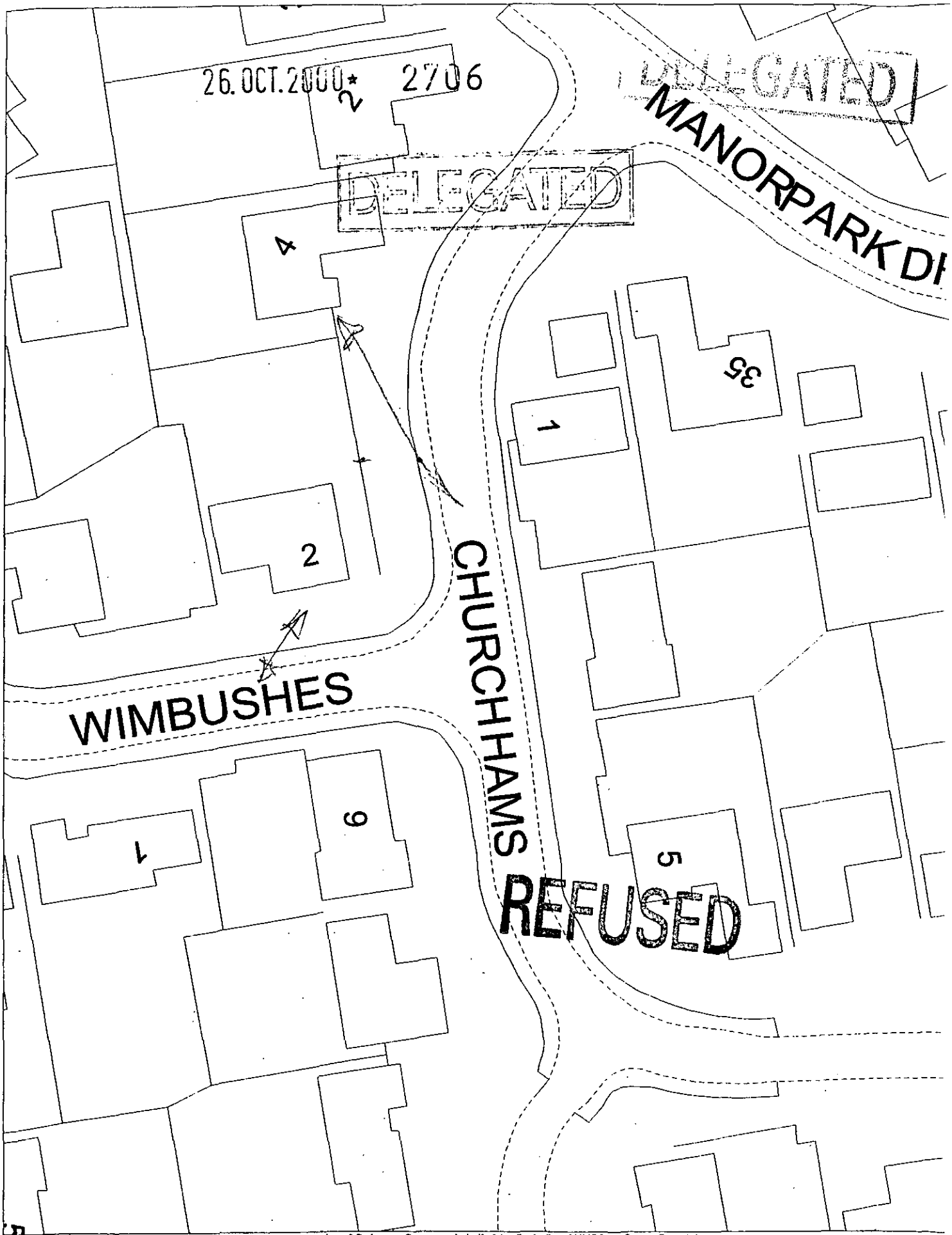
Central Support Section, Environmental Services, Wokingham District Council.

7 September 1999

Scale: 1 : 2500

N W S

PART 1 REGISTER



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Central Support Section, Environmental Services, Wokingham District Council.
7 September 1999

Scale: 1 : 500

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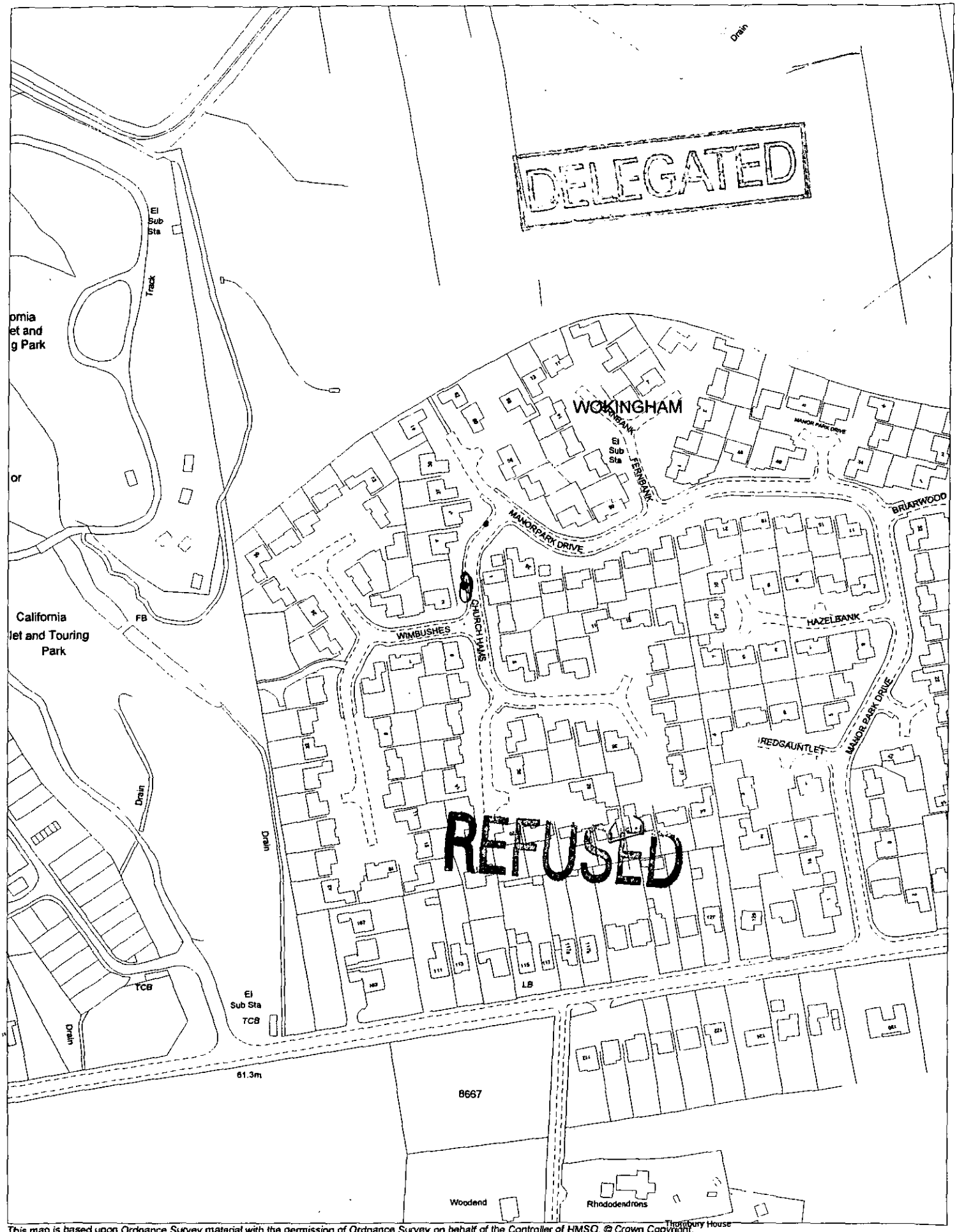

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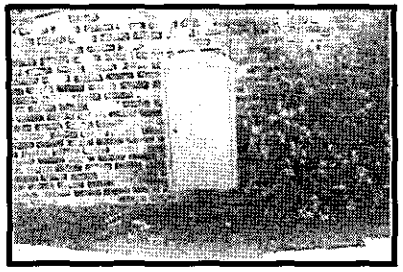
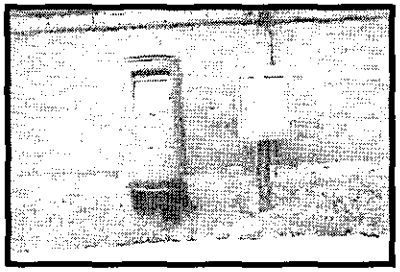
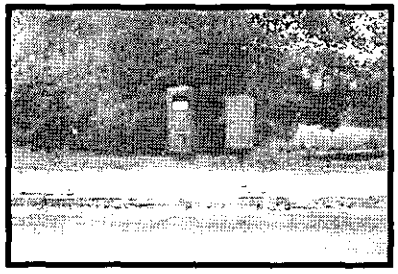
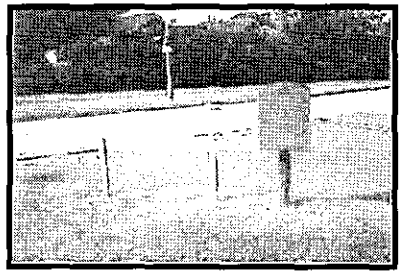
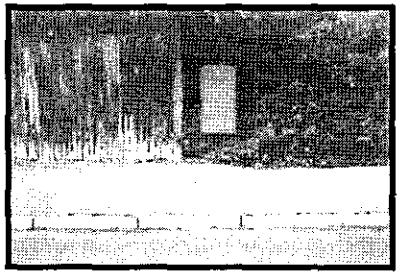
Central Support Section, Environmental Services, Wokingham District Council.

7 September 1999 Scale: 1 : 2500

N
W E
S

Royal Mail Second Delivery Postal Pouch Boxes

Examples Royal Mail Of Single & Double Pouch Boxes In Typical Locations.


- **Robust 2mm Steel construction with a high resistance to vandalism**
- **Fully seam welded, fitted with Post Office approved security locks & full length hinges**
- **Recessed door design, providing high resistance to forced entry**
- **Powder coted paint finish in dark Grey**
- **Secure installation via robust bolts**
- **Full service and support available**

REFUSED

Specifications :-

Single Box	Double Box
450mm W x 660mm H x 400mm D	450mm W x 1000mm H x 400mm D
Overall Height When Mounted On Pedestal	Overall Height When Mounted On Pedestal
1360mm	**1360mm**

Further Information Please Contact :-

Service Maintenance Department
Royal Mail
80 Caversham Road
Reading
RG1 1AA
Tel (0118) 9537200

DELEGATED

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

DELEGATED 26. OCT. 2000* 2706

1. APPLICANT'S NAME: Service Maintenance Manager, Service Delivery
ADDRESS: Royal Mail, 80 Caversham Road, Reading
POST CODE: RG1 1AA PHONE: (0118) 9537285

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: At Junction Of Churchhays + Wimbushes Wokingham

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
Install A Postal Pouch Box - Double Size. See Attached Leaflet.

5. Give the area in hectares or part of a hectare
AREA OF SITE: -N/A-

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: None

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 1:2500 1:500

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

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

N/A

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

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

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

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

N/A

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.

Highways Land

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.

None

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A

If no, please give details

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

N/A

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

N/A

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

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

Nil - Resubmission of original application

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 A.P. Mark ON BEHALF OF Royal Mail DATE 26-10-00

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.

		Existing floor space		Proposed additional floorspace created by	
	USE CLASS	Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B	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				

N/A

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	N/A	

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

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

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
	N/A		

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? — NO
If so, state this material, the quantity and method of storage.

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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 ?

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