SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/3048

LOCATION:
Mill House Hotel Basingstoke Road, Swallowfield Reading.

APPLICANT:
The Mill House C/O Mr P Udry A1 Space Design

PROPOSAL:
Proposed change of use of staff accommodation to guest accommodation (2 bedrooms).

EARLIEST DATE FOR DECISION: **22/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 12/02/2001

CASE OFFICER: **Elaine Connor**

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

The Mill House
C/O Mr P Udry
A1 Space Design
65 Mersey Way
Thatcham
Berkshire RG18 3DL

Application Number: F/2000/3048

Parish:	**SWALLOWFIELD**
Location:	**Mill House Hotel, Basingstoke Road, Swallowfield, Reading.**
Proposal:	**Proposed change of use of staff accommodation to guest accommodation (2 bedrooms).**

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

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

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

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 OS1.
Loddon Area Local Plan Policy LTV2.
Deposit Draft Wokingham District Local Plan Policies WOS2 and WOS3.

John Mitchell
Development Control Manager
Date: 23/01/2001

Notice checked by: _____

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.

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3048	EC
BUILDING CONTROL NUMBER.	BP 2000/1420	Alan
~~APPLICANT~~/AGENT	Mr P. Udry	
ADDRESS OF SITE	The Mill House (Restaurant + Hotel) Basingstoke Rd SW ALLOWFIELD	
DESCRIPTION OF PROPOSED WORK	internal alterations change of use of staff accommodation to guest accommodation (2 bedrooms)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	Can't find BC file	
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	29/10/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	2/8/01
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6451

Date: 23/11/01

My ref: F/2000/3048

CONFIDENTIAL

Councillor D Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

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

Dear Councillor

Application Number: F/2000/3048
Mill House Hotel, Basingstoke Road, Swallowfield, Reading.
Proposed change of use of staff accommodation to guest accommodation (2 bedrooms).

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 2/12/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/3048**
Mill House Hotel, Basingstoke Road, Swallowfield, Reading.
Proposed change of use of staff accommodation to guest accommodation (2 bedrooms).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Beatty

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/2000/3048

Proposal:
Proposed change of use of staff accommodation to guest accommodation (2 bedrooms).

Location:
Mill House Hotel, Basingstoke Road, Swallowfield, Reading.

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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/01/2001. 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

29 December 2000

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/3048

Applicant : The Mill House C/O Mr P Udry A1 Space Design.

Location : Mill House Hotel, Basingstoke Road, Swallowfield, Reading.

Proposal : Proposed change of use of staff accommodation to guest accommodation (2 bedrooms).

Site Notice Displayed ? :

YES	NO	DATE
✓		3.1.01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 18/12/2000

Earliest Date for Decision : 22/01/2001

Latest Consultation Date/Site Notice Expiry Date : 22/01/2001

This application will have expired on: 12/02/2001. 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 : no objection

Planning Issues : RURAL AREA.

- IMPACT UPON CHAR. OF AREA.
- HIGHWAYS / PARKING.

Application Number: F/2000/3048
PROP: C.O.U of STAFF ACCOMM TO GUEST ACCOMMODATION.
Appraisal :

The application being considered proposes the change of use of an existing S. Stavey side extension. which is currently used as staff accommodation, to guest accommodation.

IMPACT UPON THE CHARACTER OF THE AREA:
The existing staff accommodation provides a one bedroom facility with kitchen, bathroom & sitting room @ 1st floor level. The existing ground floor area of this extension provides existing hotel facilities. The changes needed to convert the existing unit to guest bedrooms are internal only & require no additional extensions to the building. It is therefore considered that the proposed change of use will not have a negative impact upon the character of the area.

HIGHWAYS
It is considered that the principle of the C.O.U from staff accommodation to hotel/guest accommodation is acceptable, provided that there is no risk to highway safety as a result. The proposal will mean a need for additional parking on site to cater for the additional capacity for the hotel. Highways have raised no objection to the application. It is considered acceptable.

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

Application Number F/2000/3048
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001.	

RECORD OF SITE VISIT

SITE ADDRESS: Mill House Hotel
Basingstoke Road Swallowfield
Reading.

APPLICATION NUMBER: F/2000/3048

OFFICER: Elaine Connor

DATE OF SITE VISIT: 3/1/01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on tree @ entrance.

2. DESCRIPTION OF SURROUNDINGS
rural/side area along Basingstoke Rd.
beside River Loddon.

3. DESCRIPTION OF SITE/BUILDING
2st. building - main hotel - with a 2st chalet style extension
currently used as a staff annexe
carpk. area to front

4. RELATIONSHIP TO ADJOINING PROPERTIES
residential dwelling to S/W - chalet style detached dwelling
residential dwelling on oppos. side of Bkstoke Rd.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 29 December 2000

Application Number: F/2000/3048

Proposal: Proposed change of use of staff accommodation to guest accommodation (2 bedrooms).

Parish: SWALLOWFIELD PARISH

Site Address:
Mill House Hotel, Basingstoke Road, Swallowfield, Reading.

Applicant:
The Mill House C/O Mr P Udry A1 Space Design.

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

✓ below as applicable;

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

Signed: _____ **Print name:** Adam Coggins 5/1/01

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Leanne Parlour
Technical Officer (Housing & Protection)
To: Elaine Connor
Planning

My Ref: LMP/20003975
Your Ref: F/2000/3048

Date: 12 January, 2001

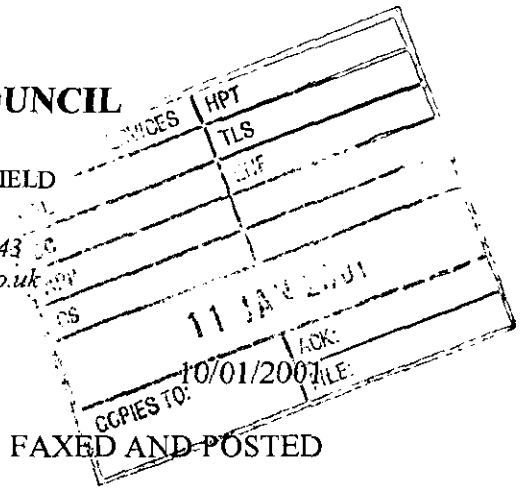
RE: C.O.U. OF STAFF ACCOMODATION TO GUEST BEDROOMS

AT: *MILL HOUSE HOTEL BASINGSTOKE ROAD SWALLOWFIELD*

I have considered the above and have no objections to the application.

Leanne Parlour
Technical Officer

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk



FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2000/3048
Location: Mill House Hotel, Basingstoke Road, Swallowfield
Proposal: Proposed change of use of staff accommodation to guest accommodation (2 bedrooms)
Case Officer: Elaine Connor

The Parish Council has no objection to this change of use.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

To:
Building Control

From: Elaine Connor

Date: 29 December 2000

Application Number: F/2000/3048

Proposal: Proposed change of use of staff accommodation to guest accommodation (2 bedrooms)..

Site Address:
Mill House Hotel, Basingstoke Road, Swallowfield, Reading.

Applicant:
The Mill House C/O Mr P Udry A1 Space Design.

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

No comments

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	DEC 2000
Officer: EC	Application No. F/2000/3048

Map No. 95 Site 053
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CHANGE OF USE OF STAFF ACCOMMODATION TO GUEST ACCOMMODATION (2 BEDROOMS)

Location: MILL HOUSE HOTEL BASINGSTOKE ROAD

Parish: SWALLOWFIELD Ward: Swallowfield 29-12-2000

Applicant: THE MILL HOUSE

Fee Received 190-00 (8) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Show on Drawing 16/0342 the position of bedrooms in question.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 29.12.2000 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 (INTERNAL) .....
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)

.....

.....

..... No pre-apps.

NEIGHBOURS:

..... S/N + see map .....

1789/a

SECTION 66 CERTIFICATE

Application No. 18 DEC 2000* 3048

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
MR G. L. WOOD	RAVEN CONSTRUCTION LTD TOWER VIEW ROMSEY, ISLE OF MAN IM8 1NE	15.12.2000

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 . . . . . P. Lodge . . . . .

On behalf of . . . . THE MILL HOUSE . . . . .

Date . . . . . 15.12.2000 . . . . .

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

(2) MILL HOUSE HOTEL
(COUNTRY CLUB)

ADDRESS BASINGSTOKE ROAD PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No SU7265-7365

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
14654	Sindlesham Mill Ltd	Fire escape Gas storage tanks & screen wall.	18. 12. 80	NA CA
18056	MILL HOUSE	RESTAURANT TO FLAT & OFFICES	23.9.82	N/A RE
BR 23777	MR. WOOD	REPL. SEPTIC TANK	26.2.85	APP N/A
24908	MILL HOUSE	2 ILL. SIGNS	8.1.86	R
25131	"	"	21.4.86	RE
26069	"	1 "	7.8.86	CA
BRA 3110	BARNWORTH SERVICES LTD	SEWAGE TREATMENT PLANT	30.6.87	APP
31050	"	S/ST. LT/OFFICE & LOUNGE EXT.	2.8.88	CA
38446 W/DR				
41553	MILL HOUSE (SWALLOW.) LTD	RENEWAL 31050	29.11.93	CA
98/67744/F	Mr. & Mrs. L R Banks	Erect Marquee for functions	5.1.99	Re

MINISTRY DECISION 00184/E, 00185/E, 00186/E, 00187/E & 00188/F - APPEALS DISMISSED & ENFORCEMENT UPHELD 23/9/

SPECIAL ORDERS

99/69762/F. - APPEAL DISMISSED - ENFORCEMENT UPHELD 10.5.99

C/67744/04 Mr. & Mrs. Banks D.to.C - Appl of new access 29.2.00 AP

1933 MILL HOUSE HOTEL
(3) (COUNTRY CLUB)

ADDRESS BASINGSTOKE ROAD PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No. SUY265 - 7365

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/2000/0675	Mr & Mrs Banks	D. TOC - (07) of 98/69762/F for App. landscaping	22.03.00	A

18 DEC 2000

3048

MINISTRY DECISION

SPECIAL ORDERS

MILL HOUSE HOTEL
(COUNTRY CLUB)

ADDRESS BASINGSTOKE ROAD

PARISH SWALLOWFIELD

PLOT No. NO LONGER A

ORD. SHEET No. SU7265 - 7365

BUILDER LISTED BUILDING R/222/64 c/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
140/54	Mrs Stafford Jones	Conservatory		A
497/55	" " "	addto Kitchen		AP
A5/63	" " "	advertisement	21 3 63	N/A E
R/54/60	" " "	Formation of lounge & Bathroom	12 4 60	app ap
R/174/69	" " "	Alterations to living accommodation	12 6 69	app ap
98/71	Mill House Swallowfield	Double Ill Sign	18 2 71	N/A ap
PD/391/72	Mrs Stafford Jones	New Soul drainage	8 6 72	app N/A
1997/72	" "	Flat & Service Room 12 chalet swimming & Sauna Baths	21 12 72	N/A Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

18 DEC 2000

5048

1933

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

18 DEC 2000 * 3048

1.	**APPLICANT'S NAME**	THE MILL HOUSE (RESTAURANT & HOTEL)
	ADDRESS	BASINGSTOKE ROAD, SWALLOWFIELD, NR READING, BERKSHIRE
	POST CODE	RG7 1PY **PHONE** 01189 883124
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	MR P. UDRY
	ADDRESS	A1 SPACE DESIGN, 65 MERSEY WAY, THATCHAM, BERKSHIRE
	POST CODE	RG18 3DL **PHONE** 01635 872925
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**	AS ABOVE (1)
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE - STAFF ACCOMMODATION TO GUEST ACCOMMODATION (2 BEDROOMS)
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.49 APPROX.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	~~OWNER~~ TENANT.
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	6 COPIES

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

CHANGE OF USE	[✓]	**REDEVELOPMENT**	[ ]
ERECTION OF NEW BUILDING	[ ]	**ALTERATION or EXTENSION**	[ ]

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

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

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

		SITING	[ ]
EXTERNAL APPEARANCE	[ ]	**DESIGN**	[ ]
MEANS OF ACCESS	[ ]	**LANDSCAPING**	[ ]

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

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.
N.A. (EXISTING)

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.
EXISTING WALLS AND FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?
N.A. EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/NO
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
AS EXISTING (4M WIDE VEHICLE/ PEDESTRIAN ACCESS)

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants
NOT FOR THIS APPLICATION, BUT DISABLED CAN BE CATERED FOR IN EXISTING PREMISES.

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

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

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

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

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£190.00

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

SIGNED P. Lally ON BEHALF OF THE MILL HOUSE DATE 15.12.2000

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS	1524 APPROX.	68 APPROX.		68 APPROX.
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	1524 APPROX	68 APPROX.		68 APPROX.

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES: 12 BEDROOMS (10 EXISTING, 2 PROPOSED)

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	58	DELIVERIES
Proposed	0	ONLY

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.
EXISTING HOTEL AND RESTAURANT

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the *proposed occupier*
APPLICANT
b) Will these premises be vacated?
NO

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
11	NONE	1	12

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.
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.

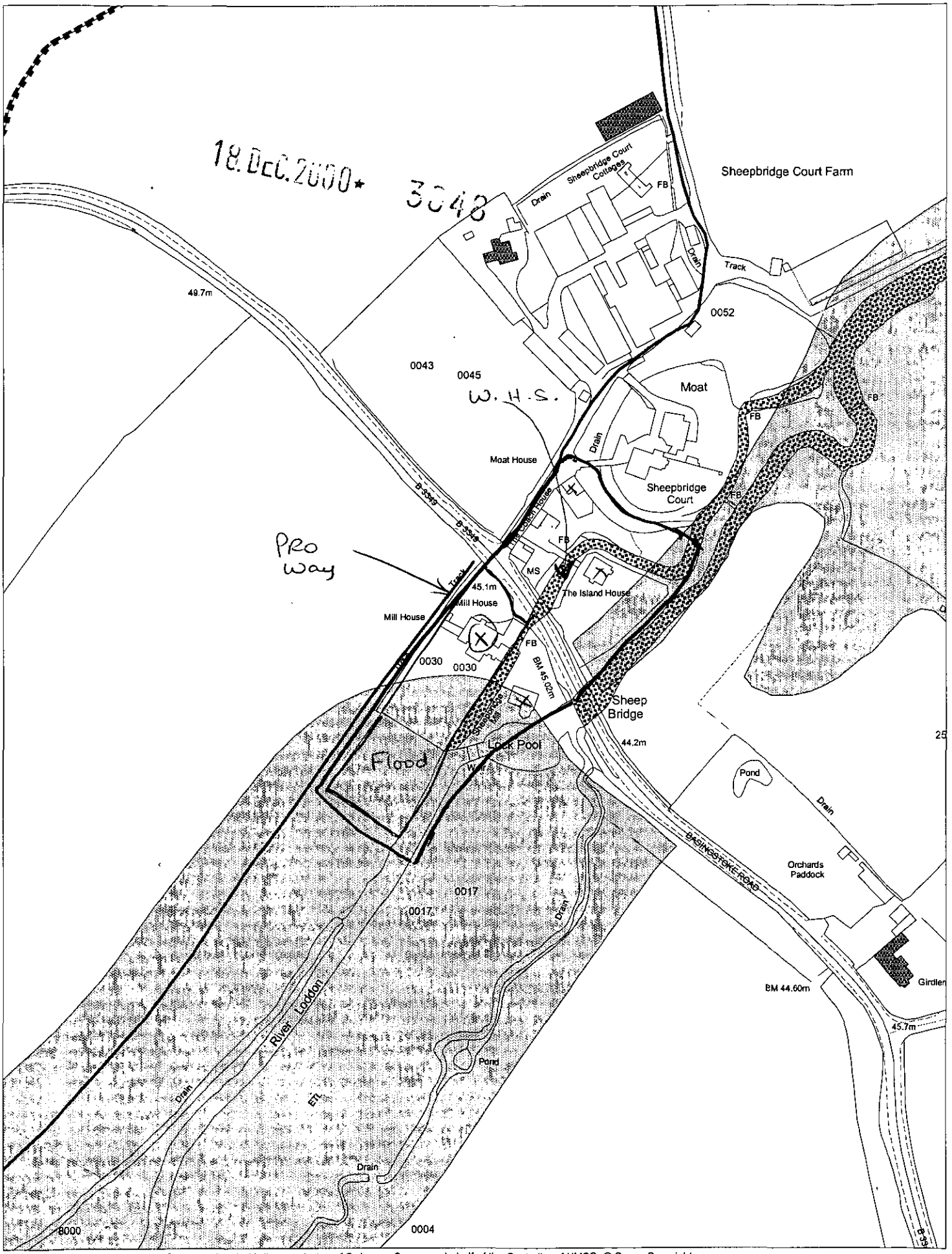
DATA PROTECTION ACT 1984

'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.'

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/3048**
CASE OFFICER: **Elaine Connor**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.
22 December 2000 Scale: 1 : 2500

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