SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2000/0549

LOCATION:
41 Bearwood Road, Wokingham.

APPLICANT:
Mr F Bond C/O Martin And Pole Nicholas

PROPOSAL:
Proposed erection of building for parking storage and maintenance of vehicles (Renewa of consent 43969).

EARLIEST DATE FOR DECISION: **11/03/2000**

APPLICATION EXPIRY DATE: **03/04/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr F Bond
C/O Martin And Pole Nicholas
7 Broad Street
WOKINGHAM
Berkshire
RG40 1AY

Application Number: F/2000/0549

Parish: **BARKHAM**

Location: **41 Bearwood Road, Wokingham**

Proposal: **Proposed erection of building for parking storage and maintenance of vehicles (Renewal of consent 43969)**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Condition
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
5. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no development shall take place under the terms of Class A and C, Part 8 of Schedule 2 of that Order without the prior written consent of the Local Planning Authority.

Condition
7. No activities shall take place on the site and no lorries shall enter or leave the site other than between the hours of 0700 and 1800 Mondays to Fridays, 0700 and 1330 on Saturdays and not at all on Sundays and Bank Holidays.

Condition
8. No vehicles apart from the applicant's own commercial vehicles shall be maintained at the site.

Condition
9. No parking of the vehicles, storage, industrial or other business shall take place outside the building except the manoeuvring and loading/unloading of vehicles.

Condition
10. No external lighting or floodlights shall be installed without the written consent of the District Planning Authority.

Condition
11. The weight of the commercial vehicles operating from the site shall be no more than 38 tonnes.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of the future health and amenity value of the trees.

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

Reason
7. In the interests of residential amenity.

Reason
8. In order to prevent an inappropriate development at the site.

Reason
9. In order to protect the rural character of the locality.

Reason
10. In order to protect the rural character of the locality.

Reason
11. In order to safeguard the amenities of the occupiers of nearby residential properties.

Informative
1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this permission.

John Mitchell
Development Control Manager
Date: 27/07/2000

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.

Application Number: F/2000/0549
41 Bearwood Road, Barkham

Appraisal: The application is a renewal of an existing consent 43969, for the erection of a building for the parking, storage and maintenance of four commercial vehicles.

In March 1992 permission was granted for parking of three commercial vehicles (33807) and for a car repair business (38808) on the site. These consents were permanent but personal to the applicants. In July 1995 permission was granted for demolition of an existing storage and workshop building and erection of a building for parking and maintenance of four commercial vehicles, with ancillary storage. The applicant entered into a legal agreement to cease operation of the car repair business on the site.

Subsequently applications for residential development of the site have been refused and one has been dismissed at appeal.

The proposals represent partial redevelopment of the site for an existing bad neighbour use. However, the intensification of one use would be counteracted by the cessation of the vehicle repair business and overall the proposal provides an opportunity for improvement and would not harm the character of the rural area.

With regard to countryside policies there has been no material change since the permission was first granted and, subject to a landscaping scheme, the Landscape Officer considers the impact on the character of the Area of Special Landscape Importance to be acceptable.

Neighbours have expressed concern regarding the highway implications of the proposals – although the highway authority consider the existing access to be substandard its use is likely to be reduced as traffic associated with car repairs would be eliminated.

Recommendation: conditional approval .

Application Number F/2000/0549
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC52	SR12	
03		SR09	

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

04	SC48	SR09	
05	Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority.		
	+ SC49		
		SR18	
06	06 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no development shall take place under the terms of Class A and C Part 8 of Schedule 2 of that Order without the prior written consent of the Local Planning Authority.		
		SR17	
07		SR10	No achivities shall take place on the site and no lorries shall enter or leave the site other than between the hours of 0700 and 1800 Mondays to Fridays, 0700 and 1330 on Saturdays and not at all on Sundays and Bank Holidays.

08 No vehicles apart from the applicant's own commercial vehicles shall be maintained at the site.

08 REASON In order to prevent an inappropriate development at the site.

09 No parking, of the vehicles, storage, industrial or other business shall take place outside the building except the manoeuvring and loading/unloading of vehicles.

09 REASON In order to protect the rural character of the locality.

10 No external lighting or floodlights shall be installed without the written consent of the District Planning Authority.

+INOI permission

10 REASON In order to protect the rural character of the locality.

11 The weight of the commercial vehicles operating from the site shall be no more than 38 tonnes.

11 REASON In order to safeguard the amenities of the occupiers of nearby residential properties.

RECORD OF SITE VISIT

SITE ADDRESS: 41 Bearwood Road
Wokingham.

APPLICATION NUMBER: F/2000/0549

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS rural setting

3. DESCRIPTION OF SITE/BUILDING
various buildings + numerous vehicles.

4. RELATIONSHIP TO ADJOINING PROPERTIES
dwellings on Bearwood Road largely screened by existing trees

5. SITE CONSTRAINTS

TREES views into the site are screened by mature trees except longer views of mill to the NW

ACCESS/PARKING driveway from Bearwood Road

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0549

Applicant : Mr F Bond C/O Martin And Pole Nicholas.

Location : 41 , Bearwood Road, , Wokingham.
Proposal : Proposed erection of building for parking storage and maintenance of vehicles (Renewal of consent 43969).

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : 22 Feb and 14 March

Date of Site Visit : .....

Date Registered : 07/02/2000

Earliest Date for Decision : 11/03/2000

Latest Consultation Date/Site Notice Expiry Date : 11/03/2000

Application Expiry Date: 03/04/2000

Consultation Responses :
Landscape - no objection in principal - detailed tree survey, landscape scheme and management plan required.
Neighbours- unsightly to harm countryside character, fuel pollution hazard, traffic on Bearwood Road inc. dornes.
Wokingham Tc - "no objections - subject to adequate access"
Policy - ASLI - personal consents for repairs/haulage - L.A. to remove revoke consent for car repairs. No material change in terms of countryside designation. re development terms
BSP C2 + WRE4 - effect on character/appearance. BU3 - refusal inappropriate unlikely to be change in impact on residential amenity.

Highway comments as previous application

Planning Issues :
ASLI / countryside adjacent to Barkham Hill Identified Settlement
WRE4

Applicationo	Name & Address
F/2000/0549	Mr & Mrs Petts 70 Bearwood Road Barkham Wokingham Berks RG41 4SY
F/2000/0549	S Henry 8 Barkham Manor Barkham Berks RG41 4DQ

App approved,
Letter sent 01/08/00

32230

PLN
PCL
DC E+C
APP
ES
25 JUL 2000
COPIES TO: | ACK: | FILE:

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

TO:	Emy Circuit Planning Dept	YOUR REF: DATE 24-Jul-00
FROM:	Alison Wood Legal Services	MY REF: AW EXT: 6548

SECTION 106 AGREEMENT : 41 BEARWOOD ROAD, WOKINGHAM
APPLICATION F/2000/0549

Attached is a copy of the completed Agreement.

I should be grateful if you would please issue the planning consent.

A.R.Wood

Alison Wood

DATED 24th July 2000

WOKINGHAM DISTRICT COUNCIL

-and-

DIANA PATRICIA LUCY BOND

-and-

FREDERICK CHARLES BOND

-and-

NATIONWIDE BUILDING SOCIETY

AGREEMENT

Pursuant to Section 106 Town and Country Planning Act 1990
relating to 41 Bearwood Road, Barkham, Berkshire

T E Kingswood
Solicitor
Wokingham District Council
PO Box 151
Shute End
Wokingham
Berkshire RG11 1WH

aw/sr/S106 Bond

THIS AGREEMENT is made the 24th day of July Two Thousand

BETWEEN FREDERICK CHARLES BOND and DIANA PATRICIA LUCY BOND both of Timberlake 41 Bearwood Road Barkham Wokingham Berkshire and WOKINGHAM DISTRICT COUNCIL of Civic Offices, Shute End, Wokingham, Berkshire RG11 1WH ("the Council") and NATIONWIDE BUILDING SOCIETY of Nationwide House Pipers Way Swindon Wiltshire SN39 1NW

WHEREAS:

(1) The Applicants are the estate owners of the land shown edged red on the plan annexed hereto and known as 41 Bearwood Road Barkham Wokingham ("the site") subject to a legal Mortgage in favour of the Building Society

(2) On the 4th February 2000 the Applicants made an application for the renewal of planning permission ("Application No.F/2000/0549") for the erection of a building for parking of commercial vehicles with ancillary storage and maintenance of CRB vehicles ("the Building")

(3) The Council is the District Planning Authority for the administrative district of Wokingham

(4) The Council has resolved that SUBJECT to the Applicants entering into this Agreement planning permission should be granted in respect of Application No. F/2000/0549 and the Applicants have agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2000/0549

(5) The Building Society has agreed to join in this Agreement for the purpose of consenting to the Site being bound by all the provisions contained in this Agreement

(6) This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into agreements for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows:

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council.

2. The Applicants so as to bind each and every part of the Site into whosoever hands the same may come hereby jointly and severally covenant with the Council

   (a) not at any time from the date of first occupancy of the Building to use the Site pursuant to the planning consent dated 2nd March 1992 No. 38808 (change of use to workshop and associated storage and parking)

   (b) not at any time hereafter whether under the Town and Country Planning Act 1990 or otherwise make any claim for compensation or otherwise by reason of the covenants herein contained

   (c) to pay to the Council the Council's reasonable legal fees for the preparation of this Agreement

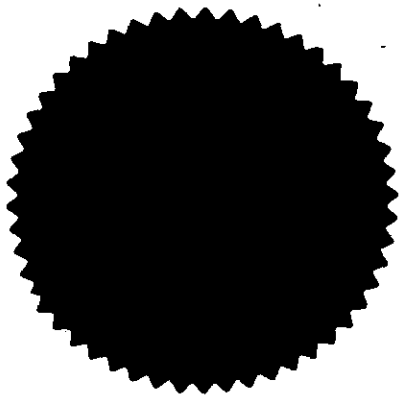
3. The Building Society consents to the Applicants entering into this Agreement and consents to the Site being bound by the provisions contained herein

4. IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto as follows:-

   the expression "the Applicants" and "the Council" and "the Building Society" shall include their respective successors in title and assigns

IN WITNESS whereof the parties hereto have caused this Deed to be duly executed the day and year first before written:

THE COMMON SEAL OF WOKINGHAM DISTRICT COUNCIL was affixed in the presence of:



Solicitor

SIGNED AS A DEED by the said FREDERICK CHARLES BOND in the presence of:

B. M. Small

SIGNED AS A DEED by the said DIANA PATRICIA LUCY BOND in the presence of:

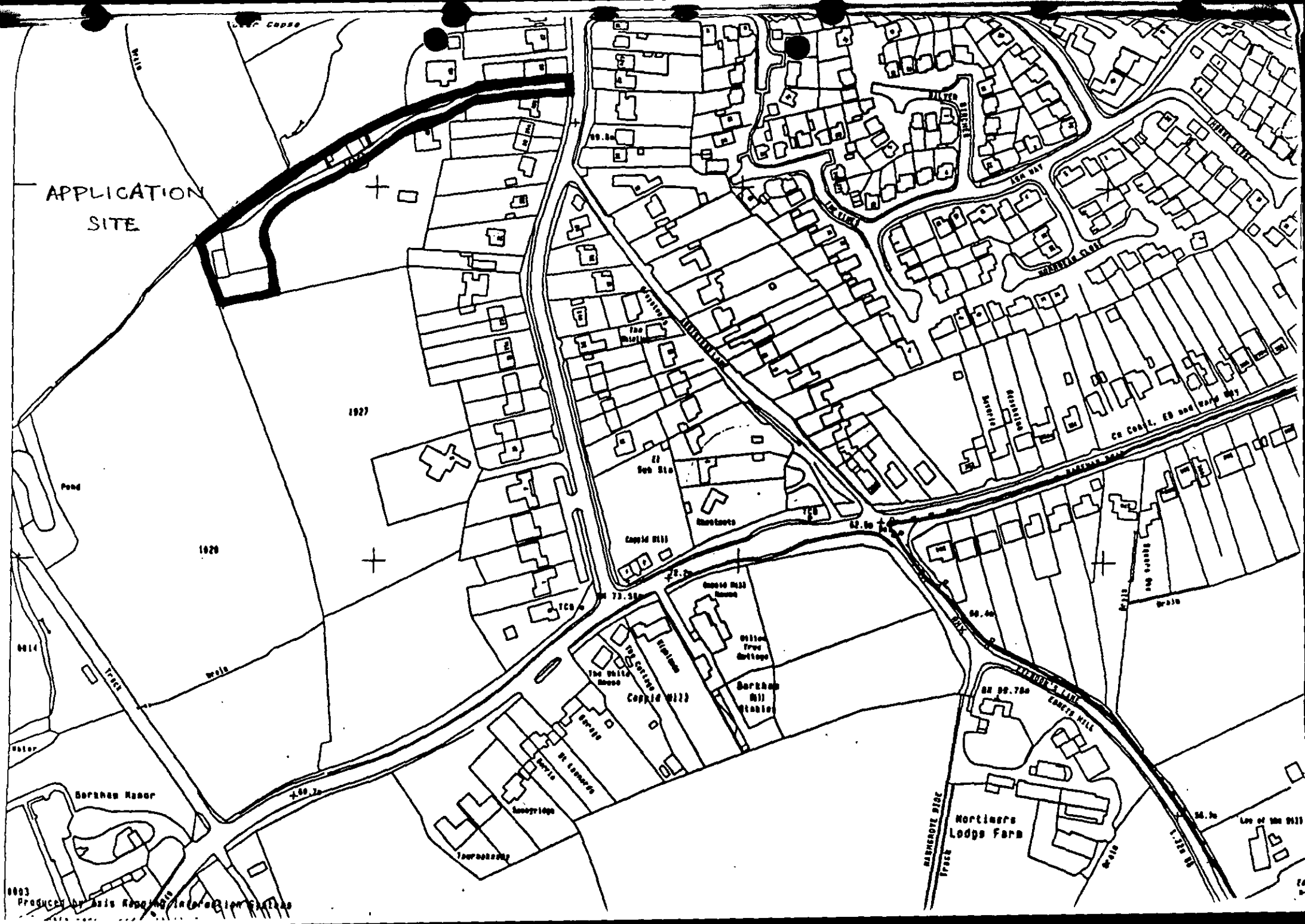
B. M. Small.

THE COMMON SEAL of NATIONWIDE BUILDING SOCIETY was hereunto affixed in the presence of:

J Allen

Authorised Signatory

119514


APPLICATION SITE
Pond
Track
Barkham Manor
Barkham Hill Stables
Mortimers Lodge Farm
Beverley Close
Beverley Gardens
Beverley Way
Beverley Drive
Beverley Road
Beverley Brook
Rushgrove Rise
Rushgrove Rise Track
Ashridge Lane
Ashridge Hill
Copyright Hill
Copyright Hill House
The Cottage
The White House
Timbers
Barkham Hill Stables
Willow Tree Cottage
Barkham Hill House
St Leonards
Sunnyridge
Thornbeams
Barkham Manor
Barkham Hill
Barkham Ridge
Barkham Ridge Track
Barkham Ridge Farm
Barkham Ridge Cottage
Barkham Ridge Lodge
Barkham Ridge Stables
Barkham Ridge Barn
Barkham Ridge Barn Cottage
Barkham Ridge Barn Lodge
Barkham Ridge Barn Stables
Barkham Ridge Barn Farm

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 22 June 2000
My ref: EXC/F/2000/0549
Your ref: BWR/00/151

Mark Leedale
Gregory Gray Associates
'Redcliffe'
17 Dinorben Close
FLEET
Hampshire
GU13 9SL

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

Dear Mr Leedale

PROPOSED ERECTION OF BUILDING FOR PARKING, STORAGE AND MAINTENANCE OF VEHICLES AT 41 BEARWOOD ROAD, WOKINGHAM (RENEWAL OF CONSENT 43969) – APPLICATION F/2000/0549

I write in response to your letter of 15 June.

I can confirm that the above application has been recommended for approval, subject to conditions and a legal agreement. The last day of the Members consultation period was 19 June 2000 and no requests have been received for the application to be determined by the Development Control Committee. Hence, the information has been passed to our legal services section, who should be contacting you shortly.

I hope this clarifies the current situation. If you have any further queries, please contact the case officer, Emy circuit.

Yours sincerely

M L Thorp,
Principal Development Control Officer

30664

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.

Telephone: 01252 624004 Fax: 01252 684160

E-Mail: info@ggassoociates.co.uk

PLANNING SERVICES	
POL	
DC E/e	
APP	
CS	
16 JUN 2000	
COPIES TO:	ACK:
	FILE:

BY FAX : 0118 974 6484

Ms. E. Circuit,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks, RG40 1WR.

15th June 2000

Our Ref: BWR/00/151

Dear Ms. Circuit,

41 BEARWOOD ROAD, WOKINGHAM.
F/2000/0549

Further to our telephone conversation last week, I am extremely anxious to progress this application.

You indicated to me that your Council was prepared to grant permission for a further five years subject to amending the s106 Agreement. Please may I have a letter to this effect and thereafter instructions from your solicitors as to how this is to be progressed.

I look forward to hearing from you.

Yours sincerely,

Mark Leedale

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

M E M O R A N D U M

FROM : John Mitchell
Development Control

☎ 6487

TO : Colin Lawley
Legal

DATE : 16 June 2000

Application F/2000/0549
41 Bearwood Road, Wokingham

The above application is a renewal of a previous consent (43969), which was granted planning permission subject to a legal agreement to cease an existing use (38808, change of use to workshop and associated storage and parking). Please, draw up a new legal agreement, continuing the existing one.

If you have any queries please contact the case officer, Emy Circuit on ext. 6479.

John Mitchell,
Development Control Manager

Tel: (0118) 974 6479

Date: 9 June 2000

My ref: F/2000/0549

CONFIDENTIAL

Councillor A Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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/2000/0549
41 , Bearwood Road, , Wokingham.
Proposed erection of building for parking storage and maintenance of vehicles (Renewal of consent 43969).

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 19 June 2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0549**
41 , Bearwood Road, , Wokingham.
Proposed erection of building for parking storage and maintenance of vehicles (Renewal of consent 43969).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Miller

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/2000/0549

Proposal:
Proposed erection of building for parking storage and maintenance of vehicles (Renewal of consent 43969).

Location:
41 , Bearwood Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/03/2000. Written *comments submitted will become available for public inspection.*

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

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	07 FEB 2000
Officer: EXC	Application No. F/2000/0549

Map No. 82 **Site** 0:40

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

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

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

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

Description:
(F) PROPOSED ERECTION OF BUILDING FOR PARKING STORAGE AND MAINTENANCE OF VEHICLES (RENEWAL OF CONSENT 43969)

Location: R/O 41 BEARWOOD ROAD

Parish: ~~WOKINGHAM~~ BARKHAM Ward: Barkham 16.2.2000

Applicant: MR F BOND

Fee Received 95-00 (1) 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 : 16.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control NF: .....

Landscape (Area of Special Landscape Importance) NK: ✓

Trees NK: .....

Conservation Officer NK: .....

Environmental Health NA: .....

Housing NA: .....

Leisure & Cultural services PA: .....

Public Rights of Way PA: .....

Property NG: .....

District Secretary (only if called in by SOS) MA: .....

Policy & Plans QA: ✓

Strategic Planning (JSPU) HA: .....

Minerals (BABTIE) GA: .....

Archaeological Site (BABTIE) : .....

Education AP: .....

Social Services BT: .....

Highways XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish : .....

Southern Electricity Board BN: .....

British Gas BM: .....

PSA Oil Pipeline BD: .....

Transco : .....

Environment Agency BP: .....

Rail Track BI: .....

Police Arch. Liaison Officer PC: .....

HERITAGE BODIES

The Georgian Group KC: .....

Ancient Monuments Society KA: .....

Council for British Arch. KB: .....

RCHME KF: .....

Telecommunications (NRPB) : .....

Sport England : .....

OTHERS:

..... (Rural Area) .....

.....

..... No pre-apps .....

NEIGHBOURS:

59, 70, 45, 43, Bearwood Road, Wokingham

The Manor House, Barkham Manor, Wokingham ✓

Almond Tree Cottage, Hayes Lane, Barkham

The Lilacs, 98 Bearwood Road, Wokingham

Coombe Hill, Hayes Lane, Barkham

2 Barkham Manor, Barkham Rd, Wokingham

The Gate House, Barkham Manor, Barkham

Please do neighbour notifications on the following applications:

① 0685 · 15 Tayley Drive — 13 + 17 Tayley Drive

② [redacted] Bearwood Road — 38, 40, 42 & 42a and 44 Bearwood Road.

Thanks

Emy.

14 · 3 · 2000

No33 returned 25/2 - no such address

Please do neighbour notifications for the following:

(1)	0401/62	70 Rose Street	68, 72, 72A Rose Street.
(2)	0569	50 Loddon Bridge Road	48 + 52 Loddon Bridge Road
(3)	0572	25 Grovelands Rd	108 Clarer Green Road 23 ~~Loddon B~~ Grovelands Rd
(4)	~~60~~ 0549	Bearwood Road	27, 29, 31, 35, 37, 39, 39a, 41a ~~43 45~~ Bearwood Road
~~(5)~~	~~0558~~	~~205 Lytchampstead Rd~~	~~211 + 203 Lytchampstead Road~~ ~~28 + 30 croft Road, Oakham~~ ~~72 + 74 Bradley Drive~~

Thank you

Jenny

✓ 22/02

TO: DEVELOPMENT CONTROL FROM: Environmental Design
Emy Circuit

DATE: 14th March 2000

Location:	41 Bearwood Road, Wokingham
Proposal:	PROPOSED ERECTION OF BUILDING FOR PARKING STORAGE AND MAINTENANCE VECHICLES
Application Number:	F/2000/0549

In response to your consultation dated 16th February for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle.

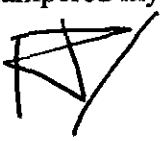
The proposal would intrude into the Area of Special Landscape Importance and a detailed landscape scheme will need to be submitted by the applicant. This should be accompanied by an existing site analysis, sections and photomontages to illustrate key views into the site from the surrounding gently rolling rural landscape. The landscape proposals must clearly demonstrate how the applicant intends to mitigate the impact of the development within the Area of Special Landscape Importance.

There are a number of significant trees within the site which are not shown. A detailed tree survey should be submitted to BS 5837 showing trees and shrubs to be retained, removed and protective fence details.

All new planting should be rural in character and identified separately giving full species name, location of each species, size of plants at time of planting and planting densities.

A landscape management plan and five year maintenance schedule should also be submitted by the applicant detailing management aims, objectives and prescriptions for the new areas of planting.

Note: The site is patrolled by a very large and aggressive Rottweiler Dog which hampered my observations.



ROBERT PETROW
Consultant Landscape Architect

POLICY AND PLANS CONSULTATION

Date: 24 February 2000
Case Officer: Emy Circuit
Application: F/2000/0549 Proposed erection of building for parking storage and maintenance of vehicles (Renewal of consent 43969)
Location: 41 Bearwood Road, Barkham

Site located in countryside designated as Area of Special landscape Importance in LALP and in WDLP. The planning history shows personal consents for car repairs and vehicle haulage. Under the earlier consent (now for renewal) a legal agreement has been signed which revokes consent for car repairs. Strict conditions are applied to reduce the impact of maintenance of commercial vehicles and the times at which activity takes place. The proposal includes increased lorry parking and erection of a building of 465m2 gross (257m2 net change)

Berkshire Structure Plan	Countryside policy C2, Employment Policy BU1, BU2 and BU3
Adopted local Plan Policies that apply (LALP):	Countryside policies LTV2, LC3 and LC5 Employment policies LE2 and LE7 (bad neighbour use)
WDLP policies that apply:	Sustainability WOS1, WOS2 (general development principles) Countryside WCC1 (principles of development), WCC4 (new buildings), WLL2 (ASLI) Employment WRE4, (development at employment generating sites in the countryside) WEM10 (bad neighbour uses) General WOS3 (development control principles), WOS5

The site is poorly located in terms of sustainability.

In terms of countryside designations there have been no material changes since the last time the application was considered, but Policy C2 of BSP now allows for redevelopment and minor extension at sites in the countryside. This has been reflected in the formulation of Policy WRE4, which has been the subject of consideration at the local plan inquiry. The restriction of the area within which development can take place was an issue at the inquiry. In the light of this the critical tests for any proposal on this site are effects on the character and appearance of the area i.e. if there is any harmful intensification, any impact on rural roads or adverse visual impact on the countryside and especially the character of the ASLI when comparing the proposed use and the previously permitted use.

Employment Policy: Structure Plan Policy BU3 encourages the review of sites like this when they come up for renewal. However as the site is in active use, there are opportunities to improve a bad neighbour use through the proposal, and the applicant only proposes a small amount of additional floorspace (below the threshold of LE2 of LALP). The site would be poorly sited for other uses, the use itself would be difficult to relocate and no alternative uses have been specifically identified for this location in the local plan. I consider it would not be appropriate to seek to refuse through BU3.

It is unlikely that there will have been a change in circumstances regarding residential amenity since the last time the proposal was considered.

Recommendation: Conditional approval with same conditions controlling the time and intensity of development.

E J Gibbons 24/2/00

8 Barkham Manor
Barkham
Berks
RG41 4DQ

Ref: F/2000/0549

6/3/00

FILE:

Dear Sir / Madam,

I am writing with reference to the above planning application with my reasons why it should be rejected.

1.It would be close to an area of beautiful countryside, designated as a Special Site of Landscape Importance. It would be visible and unsightly, and detrimental to the rural area.

2.There are the potential hazards that run-off of engine oils or fuel could pollute the local streams, which feed into lakes containing fish.

3.Access to the depot is from the Bearwood Road. This is a very busy road with a dangerous blind corner. The increased traffic that would result from large lorries using the proposed site would only exacerbate an already unacceptable amount of traffic chaos experienced in this area.

For the above reasons I request that planning permission is withheld.

Yours faithfully

Sharon Henry

PLANNING SERVICES
POL
APP
CS
COPIES TO:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2000/0549

Proposal: Proposed erection of building for parking storage and maintenance of vehicles (renewal consent 43969)

Site Address: 41 Bearwood Road, Wokingham

Applicant: Mr F Bond c/o Martin and Pole Nicholas

Your observations are required in respect of this application by **11/03/2000**

Objections:

No Objections – subject to adequate access

SIGNED: _____ **DATE:** 28 February 2000

CLERK TO Wokingham Town Council

70, Bearwood Rd
Barkham
Wokingham
Berkshire
RG41 4SY

DBS ES

Ref No. F/2000/0549

Dear Mr Wood.

I am writing to object to the above Plan due to having more Traffic in Bearwood Rd and Pollution.

This Site is already an Eye Sore. So what would it be like with the maintenance of Vehicles!

Please do not allow permission to Pass the above Plan.

Yours Faithfully

Mr & Mrs Reed

(1) ADDRESS 41 BEARWOOD ROAD PARISH BARK E

PLOT No. ORD. SHEET No.

BUILDER 392/48 CIA 382/51A 528/51R 0/137/60R R/73/67 A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
02478	Devins & Mulley	Use of 2 ex. bldg for Eng. Works	14 4 75	N/A Re
BR 6630	Mr F C Bond	S/storey ext	10 · 6 · 77	APP N
06555	"	" "	7 · 7 · 77	N/A C/
17954	"	HARDSTANDING FOR 3 COMM. VEHS.	26 8 82	N/A REF
35365	S&N AUTOS	FORMER AGR. BLDG. AS WORKSHOP	4 7 90	REF
35366	C.R.B. HAULAGE	PARKING FOR 2 CABS FOR ARTICULATED VEHS (RETRO. APPS.)	4 7 90	RE
38807	"	PARKING LORRIES	2 · 3 · 92	C/A
38808	S&N AUTOS	WORKSHOP/STORAGE/PARKING	2 · 3 · 92	C/A
43969 ~~95/60058/F~~	CRB HAULAGE	BLDG. FOR PARKING 4 COMM. VEHS. - STORAGE & MAINTENANCE	17 · 7 · 95	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

(2)

ADDRESS 41 BEARWOOD ROAD PARISH BARKHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/64844/F	LAING HOMES	5 DET. DWELLINGS	25-02-97	RE
97/64847/F	"	"	"	"
97/66838/F	BOND & CH. CHURCH	3 "	NDC. FAILED TO	DETERM
98/68073/F	Mr. & Mrs. Bond & C.C. Dev.	Erect. 3 Det. Dwellings & Garages	2.10.98	RE

MINISTRY DECISION 66838 - APPEAL DISMISSED - 22-10-98

SPECIAL ORDERS

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

07.FEB.2000* 0549

1.	APPLICANT'S NAME ADDRESS POSTCODE	F Bond Esq c/o Agent PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME ADDRESS POSTCODE	Martin & Pole, Nicholas 7 Broad Street Wokingham Berkshire RG40 1AY PHONE: 0118 978 9777
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:	r/o 41 Bearwood Road WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		Renewal of reference 43969
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.4 ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	O S Plan

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

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

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

OUTLINE PERMISSION		See question 10	
FULL PERMISSION	x		
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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 BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Car repairs, servicing and haulage
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	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	No — If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	To be agreed
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	To be agreed
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: Yes If no, please give details:
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	Private drive to Bearwood Road
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	No

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, PLEASE 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 — 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?	No — If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£95.00

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

SIGNED: [signature] ON BEHALF OF: F Bond Esq DATE: 4 February 2000

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

This part of the form need only to 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		208		
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE AND DISTRIBUTION			465	
	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
Other	Please specify				
Other	Please specify				
	Total		208	465	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	20	3
Proposed	6	4

27. DESCRIBE THE ACTIVITIES 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

Haulage

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

C R B Haulage

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

Existing staff	Transferred staff	New staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state which 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".

07.FEB.2000* 0549

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

4 February 2000
ML/lea

Partners
I Millar Campbell FRICS
D C Auger ARICS, FSVA
C W Reynolds FRICS
D D Chopping FRICS

S M Leedale
MSc Dip. TP, B.Ed (Hons), MRTPI
R N Price BSc. FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS, FSVA
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FSVA

Head of Planning and Transportation
Wokingham District Council
Shute End
WOKINGHAM

Dear Sir

RENEWAL OF APPLICATION 43969
LAND AT REAR OF 41 BEARWOOD ROAD, WOKINGHAM

We are pleased to enclose the following particulars in respect of the above application;

Six copies planning application forms parts 1 and 2 duly completed
The Certificate of Ownership duly completed
Six copies Ordnance Survey Plan identifying the site edged red
The Statutory Planning fee for £95.

You are doubtless aware of advice set out at paragraph 60 of Circular 11/95. Dealing with each of the sub categories in turn;

(a) the site is designated as countryside and Area of Special Landscape Importance in both the current and emerging Local Plans. As such there are no material changes to planning policy or other circumstances justifying an alternative approach to the same development proposal.
(b) The failure to commence development would not unacceptably affect future development in the area.
(c) The extant permission expires in July 2000 and its renewal is not therefore premature.

We trust you have all the information required and please do contact us if there is any matter which you would like to discuss.

Yours faithfully

Mark Leedale
for Martin & Pole, Nicholas
Planning Department

Enclosures

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office
(0118) 959 1231
Fax: (0118) 958 5061

Crowthorne Office
(01344) 780111
Fax: (01344) 780191

The Auction House
(0118) 979 0460
Fax: (0118) 977 6166

SECTION 66 CERTIFICATE

Application No. [ ]

07.FEB.2000* 0549

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 not less unexpired term of which is than 7 years

OR

See Note (a) to Certificate A

OR

* See Note (a) to Certificate A

(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 not be 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) 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.

Owners (a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (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)

OR

I certify that:

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

- I have/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 the 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)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

(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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

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 a agricultural holding on all or part of the land to which the application relates, as follows.

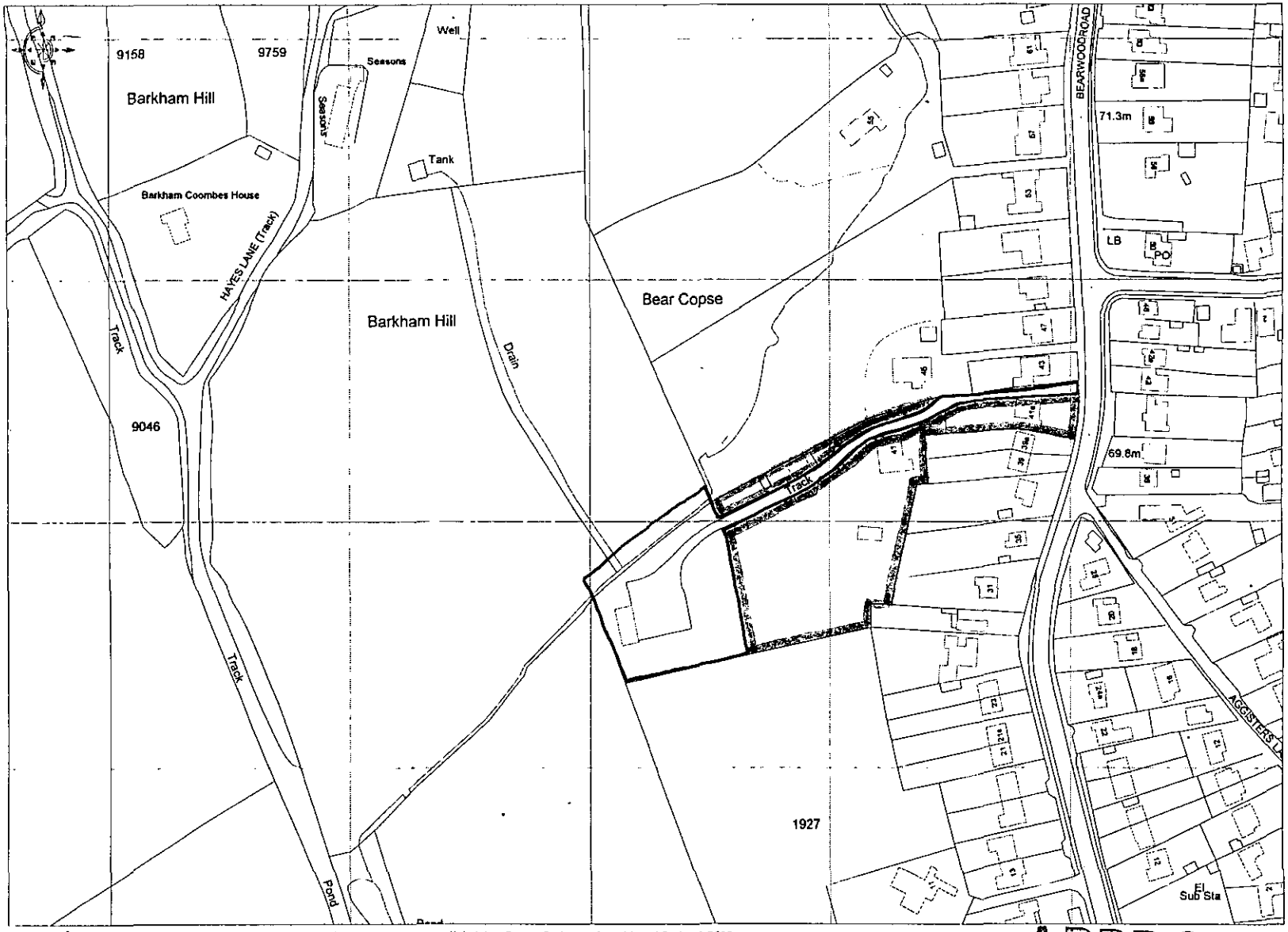
Tenant's name	Address at which notice was served	Date on which notice was served

Signed _____

On behalf of **F Bond Esq**

Date **4 February 2000**

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



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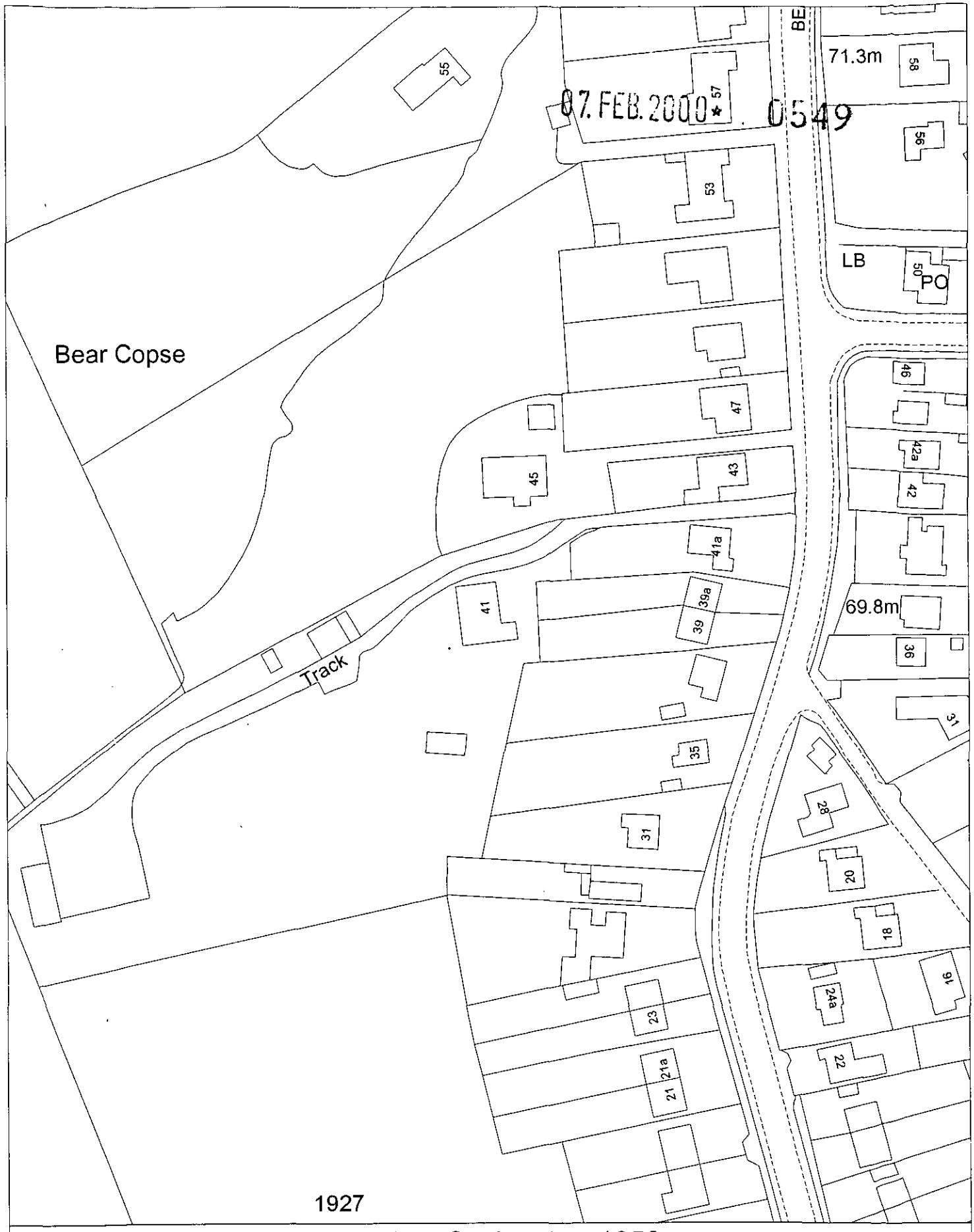
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

APPROVED

07 FEB 2000 * 0549



Site Plan, Scale: 1 to 1250

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Date: 10 February 2000