APPLICATION NO:
F/2000/0578

LOCATION:
97 - 99 Pound Lane, Sonning Reading.

APPLICANT:
Bewley Homes Plc C/O Philip Design Associates

PROPOSAL:
Proposed erection of 8 detached dwellings and garages plus demolition of existing 2 dwellings (Duplicate Application).

EARLIEST DATE FOR DECISION: **13/03/2000**

APPLICATION EXPIRY DATE: **10/04/2000**

CASE OFFICER: **Lynette Baker**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Bewley Homes Plc
C/O Philip Design Associates
64 Portsmouth Road
Guildford
Surrey
GU2 5DU

Application Number: F/2000/0578

Parish: **SONNING**

Location: **97 - 99, Pound Lane, Sonning, Reading.**

Proposal: **Proposed erection of 8 detached dwellings and garages plus demolition of existing 2 dwellings (Duplicate Application).**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The proposal by virtue of its siting, scale and for, represents piecemeal development out of character with the surrounding area, and detracting from it. The proposal is therefore contrary to Berkshire Structure Plan Policies LD3 and EN1, Loddon Area Local Plan Policies LBE1, LBE2, LTV6 and LH1, and Wokingham District Local Plan Policies WOS3, WBE1 and WH1.

Reason
2. The proposal by virtue of its siting and scale constitutes unneighbourly development which would detract from the amenity of exisiting properties, and demonstrates unsatisfactory relationships within the proposed development. The proposal is therefore contrary to Loddon Area Local Plan Policy LBE2 and Wokingham District Local Plan Policies WBE1 and WOS3.

Reason
3. The formation of a new access in close proximity to the juction of the A4 with Pound Lane would result in conflicting traffic movements which would adversely affect road safety and the free flow of traffic.

Reason

4. The proposed development would generate additional traffic movements into and out of a distributor road on a section where vehicle speeds are above the speed limit and where appropriate visibility cannot be provided.

John Mitchell
Development Control Manager
Date: 15/08/2000

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.

(5)

Date: 12 May 2000

Simon –
Can you file this
please.

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/0578

Location: 97 - 99, Pound Lane, Sonning, Reading.

Proposal: Proposed erection of 8 detached dwellings and garages plus demolition of existing 2 dwellings (Duplicate Application).

Applicant: Bewley Homes Plc C/O Philip Design Associates.

Case Officer: Lynette Baker

The new plans show the following: Highway/junction layout. Drawing no 99.72.01B.

Comments are required by <u>26/05/2000.</u>

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

AS PER RECOMMENDATION FOR REFUSAL
ON PA 2000/0577

Date: 12 May 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/0577

Location: 97 - 99, Pound Lane, Sonning, Reading.

Proposal: Proposed erection of 8 detached dwellings and garages plus demolition of existing 2 dwellings (Duplicate Application).

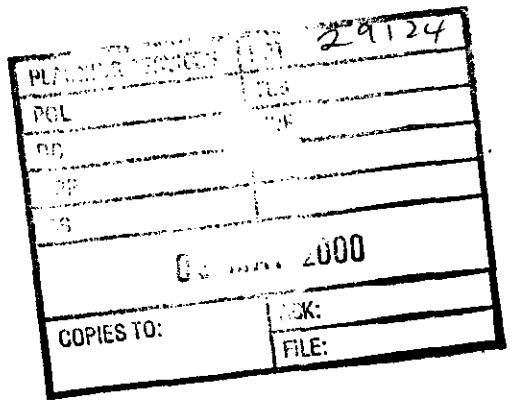
Applicant: Bewley Homes Plc Philip Design Associates.

Case Officer: Lynette Baker

The new plans show the following: Highway/junction layout. Drawing no 99.72.01B.

Comments are required by 26/05/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.



PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Wokingham & District Council Planning Department
PO Box 157
Shute End
Wokingham
Berkshire RG14 1WR

For the attention of Ms. Lynette Baker

0577
0578

8th May 2000

ADDITIONAL PLAN

Dear Ms Baker

RE: 97-99 POUND LANE SONNING READING – F/2000/0577 AND 0578

Following on from discussions between Stuart Michael Associates and your Highway Department we enclose twelve copies of drawing numbered 99.72.01B showing the visibility splays. Would you please attach these drawings to the above applications.

Yours sincerely

Richard V Gandy
PHILIP DESIGN ASSOCIATES

CC Bewley Homes Plc – Andrew Brooks, Esq
CC Bewley Homes Plc – Andrew Morris, Esq

Date: 12 May 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0577

Location: 97 - 99, Pound Lane, Sonning, Reading.

Proposal: Proposed erection of 8 detached dwellings and garages plus demolition of existing 2 dwellings (Duplicate Application).

Applicant: Bewley Homes Plc Philip Design Associates.

Case Officer: Lynette Baker

The new plans show the following: Highway/junction layout. Drawing no 99.72.01B.

Comments are required by 26/05/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

1970

(RING ONE)

~~REVISED PLANS~~ | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 0577 + (Planaps) / (Ludhouse) Date Rec. 9:5:00.

Location: 0578 97-99 Pond Lane

Parish Sonning.

Applicant: Berkley Homes.

Description of attached plans Highway / junction layout

Drawing No's: 99.72.01B.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☑
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14 DAYS

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

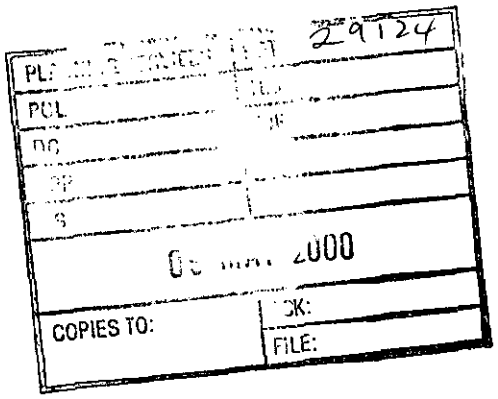
New Site Notice Y / N

New Description

CASE OFFICER LGB

Consultations Sent by Admin. on 12.05 PS

Yellow - Part One Copy
Green - Officer's Copy



PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Wokingham & District Council Planning Department
PO Box 157
Shute End
Wokingham
Berkshire RG14 1WR

For the attention of Ms. Lynette Baker

0577
0578

ADDITIONAL PLAN

8th May 2000

Dear Ms Baker

RE: 97-99 POUND LANE SONNING READING – F/2000/0577 AND 0578

Following on from discussions between Stuart Michael Associates and your Highway Department we enclose twelve copies of drawing numbered 99.72.01B showing the visibility splays. Would you please attach these drawings to the above applications.

Yours sincerely

Richard V Gandy
PHILIP DESIGN ASSOCIATES

CC Bewley Homes Plc – Andrew Brooks, Esq
CC Bewley Homes Plc – Andrew Morris, Esq

Tel. 0118 974 6447 (Direct Line)
E-mail: Lynette.Baker@wokingham.gov.uk
Date. 2 August, 2000
My ref. Leb/F/2000/0577
Your ref.

Richard Gandy
Philip Design Associates
Braboeuf House,
64 Portsmouth Road,
Guildford,
Surrey,
GU2 5DU

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

Dear Mr. Gandy,

97-99 POUND LANE SONNING: F/2000/0577

As you are aware, the above application is the subject of an Informal Hearing on August 23rd 2000 (appeal ref. APP/X0360/A/00/1043352). I am writing to inform you that had this Council been in a position to determine the application it would have been refused for the following reasons:

1. The proposal by virtue of its siting, scale and form, represents piecemeal development out of character with the surrounding area, and detracting from it. The proposal is therefore contrary to Berkshire Structure Plan policies LD3 and EN1, Loddon Area Local Plan policies LBE1, LBE2, LTV6 and LH1, and Wokingham District Local Plan policies WOS3, WBE1 and WH1.

2. The proposal by virtue of its siting and scale constitutes unneighbourly development which would detract from the amenity of existing properties, and demonstrates unsatisfactory relationships within the proposed development. The proposal is therefore contrary to Loddon Area Local Plan policy LBE2 and Wokingham District Local Plan policies WBE1 and WOS3.

3. The formation of a new access in close proximity to the junction of the A4 with Pound Lane would result in conflicting traffic movements which would adversely affect road safety and the free flow of traffic.

4. The proposed development would generate additional traffic movements into and out of a distributor road on a section where vehicle speeds are above the speed limit and where appropriate visibility cannot be provided.

I am sending a copy of this letter to The Planning Inspectorate for their information. If you need any further assistance, please contact my colleague Simon Lewis on 0118 9746454.

Yours sincerely,

LYNETTE BAKER
Senior Planning Officer

c.c. Miss A. Bibi, The Planning Inspectorate.

spare

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

14 FEB 2000 05/8

PA [illegible]

1.	APPLICANT'S NAME	BEWLEY HOMES PLC
	ADDRESS	FIELD HOUSE BARN, CHINEHAM LANE, SHERBORNE ST JOHN, BASINGSTOKE
	POST CODE	RG24 9EL PHONE 01256 840074
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PHILIP DESIGN ASSOCIATES
	ADDRESS	64 PORTSMOUTH ROAD GUILDFORD
	POST CODE	GU2 5DU PHONE 01483 533011.
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	97-99 POUND LANE SONNING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF TWO HOUSES + GARAGES AND ERECTION OF 8NO DETACHED HOUSES WITH GARAGES
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.788
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	99.72.00-014-07

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 ?

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

1769b

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

RESIDENTIAL

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.

TO BE AGREED WITH LOCAL AUTHORITY

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.

SEE SITE PLAN

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS / SEWER

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: MAIN SEWER

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

4.80 WIDE ACCESS WITH FOOTPATHS LEADING TO PRIVATE ROAD

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

YES

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	8 / 168 *	/ *	2 / UNKNOWN
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/

* STATE No. OF HABITABLE ROOMS

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

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

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

£1,520

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 BEWLEY HOMES PLC DATE 11-02-2000

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				
B7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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.

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".

Received by Wokingham District Council

Application No: F/2000/0578

Proposal:
Proposed erection of 8 detached dwellings and garages plus demolition of existing 2 dwellings (Duplicate Application).

Location:
97 - 99 , Pound Lane, Sonning, 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/03/2000. 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

0577
0578

CLLR NIGEL D ROSE MA CEng MIMechE MIMgt
Wokingham District Councillor for Sonning
SPINNEY SIDE
HOLME PARK FARM LANE
SONNING-ON-THAMES
READING RG4 6SX
HomeTel/Fax: 0118-969-3195 Mobile: 07967-227542
E-mail: Nigel.Rose@ukgateway.net

26th July 2000

Mrs Bate
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

Dear Mrs Bate,

Appeal by Bewley Homes PLC re site at 97-99 Pound Lane, Sonning, Reading
Ref: APP/X0360/A/00/1043352

I should be pleased if you would pass my comments on to the Inspector who will be taking the Informal Hearing into this appeal.

I represent the residents of Sonning on Wokingham District Council. They have expressed much concern to me, concerns which I support, about this proposal to replace 2 houses with 8. Pound Lane to the south of the A4 is a road of individual detached houses and this makes for the character of the area. It would be inappropriate to erect what would be an estate of standard "anywhere" designs in the middle of this attractive road – it would damage its character.

The other issue about Pound Lane is that it carries large volumes of car traffic going to and from Sonning Bridge and the A4 towards Woodley and beyond. At peak times there is queuing of cars going on to the A4 roundabout, which would make it difficult for cars wishing to turn right out of the proposed estate. In the other direction, cars turning left into the estate so soon after coming off the roundabout have every likelihood of being rear shunted.

If the developers argue that the development is in accordance with PPG3, in that it would increase densities, this must be disputed. PPG3 argues for increased densities on public transport corridors and where the character of the area will not be adversely affected. I have already covered the issue of character – there is no way that Pound Lane can be considered as a public transport corridor, having a 2 hourly bus service only in the middle of the day and none in the evenings and on Sundays. The frequency is only hourly on the A4 itself – hardly a "corridor". Bus services to London have recently been withdrawn.

Finally, there is no need for executive homes of the type proposed. The proposal would provide homes that are not needed, in the wrong place.

I should be pleased if the Inspector would allow me to speak at the hearing to present the case for the local residents.

Yours sincerely,

Nigel Rose
WDC Member for Sonning

Tel. 0118 974 6447 (Direct Line)
E-mail: Lynette.Baker@wokingham.gov.uk
Date. 2 August, 2000
My ref. Leb/F/2000/057
Your ref.

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

Richard Gandy
Philip Design Associates
Braboeuf House,
64 Portsmouth Road,
Guildford,
Surrey,
GU2 5DU

Dear Mr. Gandy,

97-99 POUND LANE SONNING: F/2000/057

As you are aware, the above application is the subject of an Informal Hearing on August 23rd 2000 (appeal ref. APP/X0360/A/00/1043352). I am writing to inform you that had this Council been in a position to determine the application it would have been refused for the following reasons:

1. The proposal by virtue of its siting, scale and form, represents piecemeal development out of character with the surrounding area, and detracting from it. The proposal is therefore contrary to Berkshire Structure Plan policies LD3 and EN1, Loddon Area Local Plan policies LBE1, LBE2, LTV6 and LH1, and Wokingham District Local Plan policies WOS3, WBE1 and WH1.

2. The proposal by virtue of its siting and scale constitutes unneighbourly development which would detract from the amenity of existing properties, and demonstrates unsatisfactory relationships within the proposed development. The proposal is therefore contrary to Loddon Area Local Plan policy LBE2 and Wokingham District Local Plan policies WBE1 and WOS3.

3. The formation of a new access in close proximity to the junction of the A4 with Pound Lane would result in conflicting traffic movements which would adversely affect road safety and the free flow of traffic.

4. The proposed development would generate additional traffic movements into and out of a distributor road on a section where vehicle speeds are above the speed limit and where appropriate visibility cannot be provided.

Applicationo	Name & Address
F/2000/0578	Mr & Mrs S P Courtney 36 Pound Lane Sonning RG4 6GG
F/2000/0578	Dr J B Brooke "Double Oaks" 105 Pound Lane Sonning Berks RG4 6GG
F/2000/0578	W A Warbey "Gaybowers" 95 Pound Lane Sonning Berks RG4 6GG
F/2000/0578	B Crowley Egmont House 101a Pound Lane Sonning on Thames Berks RG4 6GG
F/2000/0578	Mr & Mrs Lawson Red Lodge Old Bath Road Sonning on Thames Berks RG4 6TQ
F/2000/0578	S W Robertson 101 Pound Lane Sonning Berks RG4 6GG
F/2000/0578	R Edwards Silverdale Mustard Lane Sonning Berks RG4 6GH
F/2000/0578	D C Evans 48 Pound Lane Sonning RG4 6GG

F/2000/0578

Mr A G Williams
Oak Lodge
8 West Drive
Sonning
RG4 6GD

F/2000/0578

Mr & Mrs ER Wittig
10 Hawthorne Way
Sonning
RG4 6TG

F/2000/0578

Mr & Mrs D M Turner
White Roses
9 Homemoor Drive
Sonning
Rg4 6TE

F/2000/0578

KLS Dennis
Segrave Lodge
Pound Lane
Sonning
RG4 6GG

App refused,
Letter sent 18/08/00

Tel: (0118) 974 6447

Date: 02.08.00

My ref: F/2000/0578

PCL
DC
CS
14 AUG
TO: ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

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 N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

→ Lynette Baker.

Dear Councillor

Application Number: F/2000/0578
97 - 99 , Pound Lane, Sonning, Reading.
Proposed erection of 8 detached dwellings and garages plus demolition of existing 2 dwellings (Duplicate Application).

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 **Lynette Baker** on **(0118) 974 6447**. 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 14.08.00

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Lynette Baker** Application Number: **F/2000/0578**
97 - 99 , Pound Lane, Sonning, Reading.
Proposed erection of 8 detached dwellings and garages plus demolition of existing 2 dwellings (Duplicate Application).

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: [signature] Date: 3/8/00.

Councillor N Rose

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

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 18 February 2000

Application Number: F/2000/0578

Proposal: Proposed erection of 8 detached dwellings and garages plus demolition of existing 2 dwellings (Duplicate Application)..

Site Address:
97 - 99 , Pound Lane, Sonning, Reading.

Applicant:
Bewley Homes Plc C/O Philip Design Associates.

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).

As 0577

2.3.00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 FEB 2000
Officer: LEB	Application No. F/2000/0578

Map No. 37 Site 029

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

14.FEB.2000* 0578

Description:

(F.) PROPOSED ERECTION OF 8 DETACHED DWELLINGS AND GARAGES PLUS DEMOLITION OF EXISTING 2 DWELLINGS (DUPLICATE APPLICATION)

Location: 97 - 99 POUND LANE

Parish: SONNING Ward: Sonning

18.2.2000

Applicant: BEWLEY HOMES

Fee Received 1520-00 (2) 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		✓ 15/2	received
5	Elevation plans }	handed plan for plot 3.	requested 11/2	
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 : 18.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
(Landscape)	(NK:) ✓ .....
(Trees)	(NK:) .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA:) ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

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

NEIGHBOURS:

S/N+ 34, 36 Pound Lane, Sonning
Fecimus, Pound Lane, "
95, 101, Pound Lane "
Birchley, Old Bath Road "
Purdey House, " " " "
Landra, " " " "
Red Hodge, " " " "

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

RG/cfb
11 February 2000

Mr M Toh
99 Pound Lane
Sonning
Berks
RG4 6GG

14.FEB.2000* 0578

Dear Sir

RE: 97-99 POUND LANE, SONNING

In accordance with the Town & Country Planning Acts we enclose a Notice advising you that our client, Bewley Homes Plc have today submitted a detailed planning application to Wokingham District Council, on land owned by yourself.

Yours faithfully

pp

R V M GANDY
Phillip Design Associaates

cc: Bewley Homes Plc
Wokingham District Council

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

RG/cfb
11 February 2000

14.FEB.2000* 0578

Sir Neil Macfarlane
Whitstacks
97 Pound Lane
Sonning
Berks
RG4 6GG

Dear Sir

RE: 97-99 POUND LANE, SONNING

In accordance with the Town & Country Planning Acts we enclose a Notice advising you that our client, Bewley Homes Plc have today submitted a detailed planning application to Wokingham District Council, on land owned by yourself.

Yours faithfully

pp

R V M GANDY
Phillip Design Associaates

cc: Bewley Homes Plc
Wokingham District Council

Recd 2.00pm 11.2.00

14.FEB.2000* 0578

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

RG/cfb
11 February 2000

Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shiute End
Wokingham
Berks RG40 1WR

Dear Sir

RE: 97-99 POUND LANE, SONNING

We enclose our duplicate detailed planning application for the demolition of the above houses and the erection of eight detached houses with garages. The application consists of our clients cheque for £3,040 - 2 copies of Certificate B, 12 copies of the application forms and drawings, numbered 99.72.00, 01A - 07. For your records we also enclose copies of the Notice and letters sent to the owners of the land.

Would you please note that the information relating to the spread and species of the trees to be felled will be forwarded shortly.

If there is any further information you require, please let us know.

Yours faithfully

pp

R V M GANDY
Philip Design Associates

Encs

cc: Bewley Homes

15 FEB 2000

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1BN

FAO Mrs Hurst

14th February 2000

14.FEB.2000 0578

Dear Madam

RE: 97-99 Pound Lane Sonning

Last Friday, 12th February 2000, our Client deposited with you a detailed planning application for the redevelopment of the above site. He was advised at the time that you would not accept handed drawings and we therefore enclose 12 copies of drawing No.99.72.08 showing the additional elevations required for house 3. We also enclose 12 copies of drawing No. 99.72.02A showing the omission of the references for the handed drawings.

Would you please attach these drawings to the detailed application and accept our apologies.

If there is still some outstanding information you require please be kind enough to let us know at your earliest convenience.

Yours faithfully

pp Sarah Rowe.

Richard V Gandy
PHILIP DESIGN ASSOCIATES
Enclosures
CC Bewley Home Plc - Basingstoke.

"WHITESTACKS"

ADDRESS 97 POUND LANE PARISH SONNING

PLOT No. Old Property ORD. SHEET No. SU. 7674 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
134/60	Mr. G. Bowyer	Conversion of Exist Garage to form living area med. & New Garage	14.7.60	App. Refus
0/146/66	Mr. G.J. Hulbert	outline - 1 dwelling on land at North side of Whitestacks	28.6.66	N/A Refus
BR15313	Mr Goader	Ext to garden room	25.7.80	app NA
28216	G. ROSE & SONS O/L	DET. H&G. LAND ADJ.	13.8.87	REL
96/64221/F	SIR NEIL & LADY MACFARLANE	S/ST. EXTENSION	4.9.96	C/A
		PLUS LINK TO STUDY		
FP96/5627	"	"	12.8.96	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"LISMORE"

ADDRESS 99 POUND LANE PARISH SONNING

PLOT No. Old Property ORD. SHEET No. SU. 7674 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
41255	MR. M. TOH	GARAGE & WALL	25.8.93	C/A
98/68193/F	M.G. Toh	Erect Garage + 1.7 m. high wall to front of Property (Renew App. 41255)	30.9.98	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

SCHEDULE 2 **Articles 6, 7 and 9**

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)* 97-99 POUND LANE SONNING

I give notice that *(b)* BEWLEY HOMES PLC

is applying to the *(c)* WOKINGHAM DISTRICT Council

for planning permission to *(d)* DEMOLISH TWO HOUSES AND ERECT 8 DETACHED HOUSES WITH GARAGES

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* COUNCIL OFFICES, SHUTE END, WOKINGHAM

by *(f)* .....

* "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 BEWLEY HOMES PLC

Date 11-02-2000

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. 14.FEB.2000* 0578

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
SIR NEIL MACFARLANE	WHITESTACKS 97 POUND LANE SONNING RG4 6GG.	11-02-2000
MR N TOH	99 POUND LANE SONNING RG4 6GG.	

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 . . . . . .

On behalf of . . BEWLEY HOMES PLC . . . . . .

Date . . . 11-02-2000 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

14.FEB.2000* 0578

1.	APPLICANT'S NAME	BEWLEY HOMES PLC
	ADDRESS	FIELD HOUSE BARN, CHINEHAM LANE, SHERBORNE ST JOHN, BASINGSTOKE
	POST CODE	RG24 9EL PHONE 01256 840074
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PHILP DESIGN ASSOCIATES
	ADDRESS	64 PORTSMOUTH ROAD GUILDFORD
	POST CODE	GU2 5DU PHONE 01483 533011.
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	97-99 POUND LANE SONNING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF TWO HOUSES + GARAGES AND ERECTION OF 8NO DETACHED HOUSES WITH GARAGES
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.788
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	99.72.00-01A-007

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.

RESIDENTIAL

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.

TO BE AGREED WITH LOCAL AUTHORITY

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.

SEE SITE PLAN

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS / SEWER

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: MAIN SEWER

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

4.80 WIDE ACCESS WITH FOOTPATHS LEADING TO PRIVATE ROAD

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

YES

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	8 / 168 *	/ *	2 / UNKNOWN
BUNGALOW	/ *	/ *	/
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

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

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

£1,520

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 BEWLEY HOMES PLC DATE 11-02-2000

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				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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.

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.'



Site Plan, Scale: 1 to 1250

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Date: 15 February 2000

N
W E
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