APPLICATION NO:
F/2000/0850

LOCATION:
The Yard Pond Head Lane, Earley Reading.

APPLICANT:
Maurice's Ice Cream C/O D G G Planning (Wokingham) Ltd

PROPOSAL:
Proposed continued use of yard for storage and distribution in connection with ice cream business

EARLIEST DATE FOR DECISION: **08/04/2000**

APPLICATION EXPIRY DATE: **28/04/2000**

CASE OFFICER: **Lynette Baker**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Maurice's Ice Cream
C/O D G G Planning (Wokingham) Ltd
Kingswood House
12 Shute End
Wokingham
Berks
RG40 1BJ

Application Number: F/2000/0850

Parish: **EARLEY**

Location: **The Yard, Pond Head Lane, Earley, Reading.**

Proposal: **Proposed continued use of yard for storage and distribution in connection with ice cream business**

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. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142 1997 at a point 1 metre external to the nearest noise sensitive property, at any time.

Condition
3. Commercial vehicles shall only be started up, manoeuvred, operated, loaded or unloaded between 0700 hours and 2100 hours Monday to Friday and 0800 hours to 1900 hours on Saturdays, Sundays and Bank Holidays.

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

Reason
2. To safeguard the amenities of neighbouring residents and the locality.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 14/08/2000

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.

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/0850

Applicant : Maurice's Ice Cream C/O D G G Planning (Wokingham) Ltd.

Location : The Yard, Pond Head Lane, Earley, Reading.
Proposal : Proposed continued use of yard for storage and distribution in connection with ice cream business

Site Notice Displayed ? :

YES	NO	DATE
✓		29/3

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/03/2000

Earliest Date for Decision : 08/04/2000

Latest Consultation Date/Site Notice Expiry Date : 08/04/2000

Application Expiry Date: 28/04/2000

Consultation Responses : HA: no obj inviewd previous use.

ETC: no obj.

EH: CLA

Letters: none.

Planning Issues : Impact on char of area & neighbouring properties

LALP: LE7, WDLP WEM10

Application Number: F/2000/0850

Appraisal :

History: Previous app for Δ of use for storage & prep of ice cream vans (retrospective) was granted temporary permission in 9/98 for 6 months, on the basis that evidence contained in objection letters stated that the business was a bad neighbour use as, inter alia, employees cars were parked in Pond Head Lane causing a nuisance to existing residents. The applicant was given 6 months to find alternative premises

Discussion has taken place with the applicant in relation to the parked cars, & he has been able to verify that all the employees are parked within the site (other cars may be those of commuters) this has been checked on by enforcement over the last 12 months.

The area is primarily residential in use Pond Head Lane is a cul de sac. Temporary permission given for timber storage 1965 till early 70s, then OTP for coal merchants till late 70s. Consent given for storage building 6/96 (to this applicant)

No letters of objection received to this proposal. Situation in terms of nuisance from cars has improved since last temporary permission given. NOT considered to be a bad neighbour use in terms of LE7 / WEM10.

Proposal is therefore acceptable.

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

Application Number F/2000/0850
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.		SR05	All plant, machinery & equipment installed or operated in connection with the carrying out of this permission shall be so enclosed &/or attenuated that noise therefrom does not exceed a level of 5dB(A) below the existing background level (or 10dB(A) where it is a particular tonal quality) when measured according to BS BS4142 1997 at a point 1 metre external to the nearest noise sensitive property, at any time
3		SR05	Commercial vehicles shall only be started up, manoeuvred, operated, loaded or unloaded between: 0700 hours + 2100 hours Mon – Fri + 0800 hrs – 1900 hrs on Sat, Sun + Bank Holidays. without the prior agreement in writing of the LPA.

RECORD OF SITE VISIT

SITE ADDRESS: The Yard Pond Head Lane Earley Reading. APPLICATION NUMBER: F/2000/0850	OFFICER: Lynette Baker DATE OF SITE VISIT: 29/3

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

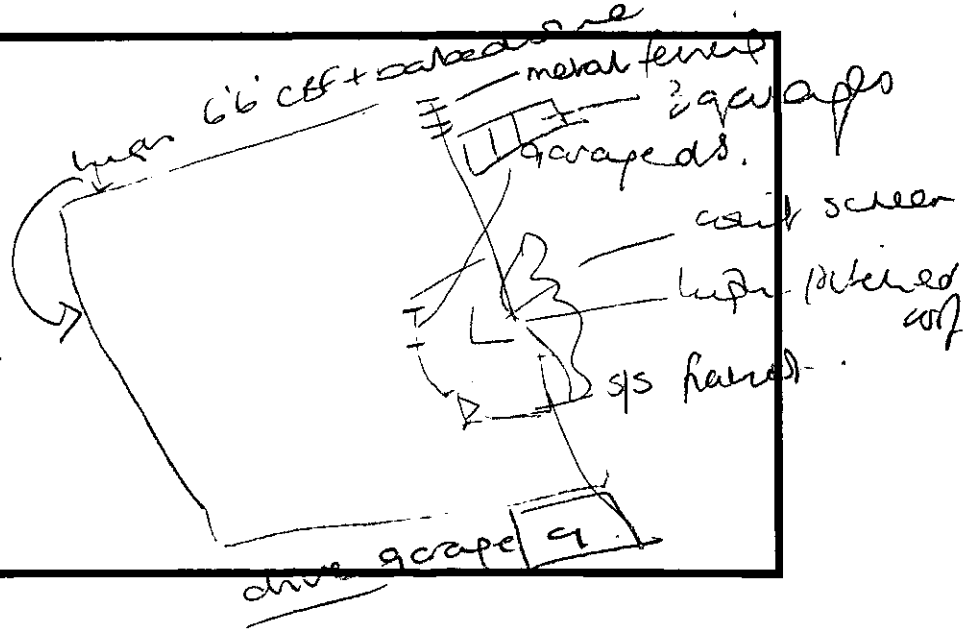
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



Received by Wokingham District Council

Application No: F/2000/0850

PROPOSAL:
Proposed continued use of yard for storage and distribution in connection with ice cream business

LOCATION:
The Yard, Pond Head Lane, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

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 08/04/2000. 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.

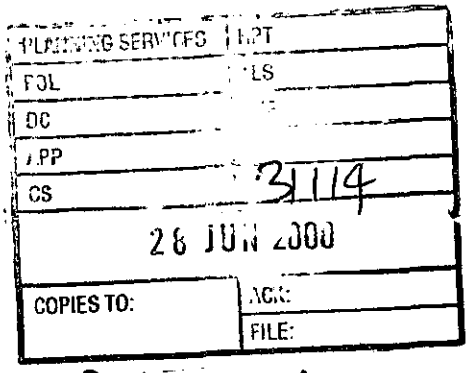
Head of Planning and Transportation

DGG

PLANNING (WOKINGHAM) LIMITED

Tel: 0118 977 6212
Fax: 0118 977 0961
tonyglenister@dggplanning2.totalserve.co.uk
ianlasseter@dggplanning.totalserve.co.uk

Mrs. L. Baker,
Planning Department,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
RG40 1WR.



Reply rcvd.

Date: 26.6.2000

Our Ref: PAG/JSG/D2121

Dear Madam,

Re: **Maurice's Ice Cream, Pond Head Lane, Earley.**
Application: F/2000/0850

I refer to the above and to my colleague's numerous attempts at trying to contact you. Indeed this application was registered some three months ago. This office has continually phoned you on a regular basis, sent letters and made personal visits to your reception desk, each time you have been unavailable and not returned messages left. This is a situation that is causing increasing frustration and is entirely unacceptable.

I understand however, no objections were received in respect of my client's premises and I presume due to the lack of any communication, no problems have arisen. As previously stated however, I would wish to discuss any conditions that you have in mind, as this may avoid the need to make a further application.

Yours faithfully,

P.A. Glenister
DGG PLANNING (WOKINGHAM) LTD

cc
Mr. & Mrs. Field

By hand 1/6/00.

DGG

PLANNING (WOKINGHAM) LIMITED

Tel: 0118 977 6212
Fax: 0118 977 0961
tonyglenister@dggplanning2.totalserve.co.uk
ianlasseter@dggplanning.totalserve.co.uk

PLANNING SERVICES DEPT

POL	FILE
DC 1/66	ENF 30103
APP	
CS	
02 JUN 2000	
COPIES TO:	ACK:
	FILE:

Reply Req'

Lynette Baker
Wokingham District Council
P. O. Box 157
Shute End
Wokingham
RG40 1WR.

31 May 2000

Our Ref: IL/jcl/D2121

Dear Mrs Baker

Re: Planning Application - Maurice's Ice Cream, Pond Head Lane, Earley

I refer to the above, my letter dated 29 April and various messages during May.

I appreciate you have a very heavy workload, but would ask you to take the trouble to contact me to advise when the application is likely to be determined. I would also welcome the opportunity to discuss any conditions that you may have in mind as this may avoid the need to make further applications in due course.

Yours sincerely

Ian Lasseter

Ian Lasseter
DGG Planning (Wokingham) Limited

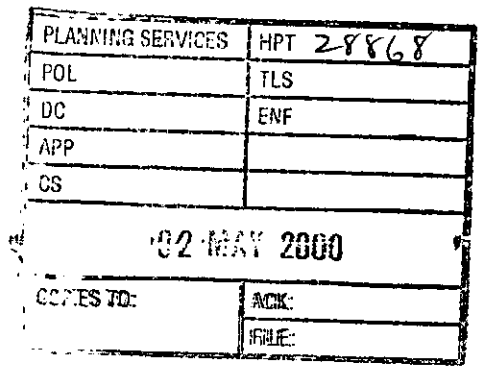
cc
Mr & Mrs Field

DGG

PLANNING (WOKINGHAM) LIMITED

Tel: 0118 977 6212
Fax: 0118 977 0961
tonyglenister@dggplanning2.totalserve.co.uk
ianlasseter@dggplanning.totalserve.co.uk

Lynette Baker
Wokingham District Council
P. O. Box 157
Shute End
Wokingham
RG40 1WR.



29 April 2000

Our Ref: IL/jcl/D2121

Dear Ms Baker

Re: Maurice's Ice Cream, Pond Head Lane, Earley

I refer to the above and would ask you to let me know when you anticipate the application will be determined.

Given recent correspondence between parties and the lack of any objections from third parties, I trust the application will be favourably determined under delegated powers in the near future.

However, before the application is determined, I would welcome the opportunity to comment on any possible conditions and would ask you to let me know your intentions in this regard when you return from leave next week.

Yours sincerely

Ian Lasseter
DGG Planning (Wokingham) Limited

cc
Mr & Mrs Field.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT 27830
DD	TLS
DC	ENF
APP	
CS	
31 MAR 2000	
REPLY TO:	FILE:

From: Joanne Ellis, Environmental Health

To: Lynette Baker, Development Control

My Ref: JPE/matrice

Your Ref: F/2000/0850

Date: 30 March 2000

PROPOSAL: CONTINUED USE OF YARD FOR STORAGE AND DISTRIBUTION WITH ICE CREAM BUSINESS
ADDRESS: THE YARD, POND HEAD LANE, EARLEY

These proposals have been evaluated and I have no environmental health objections to the application but recommend the following conditions be imposed to protect the neighbouring residential properties from potential noise nuisance.

1. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142 1997, at a point 1 metre external to the nearest noise sensitive property, at any time.

2. Commercial vehicles shall only be started up, manoeuvred, operated, loaded or unloaded between 0700 hours and 2100 hours Monday to Saturday and at 0800 hours and 1900 hours on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6361.

Joanne Ellis

FROM: Lynette Baker

DATE: 15 March 2000

RECEIVED
20 MAR 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0850

Proposal: Proposed continued use of yard for storage and distribution in connection with ice cream business.

Site Address: The Yard, Pond Head Lane, Earley, Reading.

Applicant: Maurice's Ice Cream C/O D G G Planning (Wokingham) Ltd.

Your observations are required in respect of this application **by 08/04/2000** .

NO OBJECTION

DCL
DC
ASP
CG
COPIES TO:

SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 15 March 2000

Application Number: F/2000/0850

Proposal: Proposed continued use of yard for storage and distribution in connection with ice cream business

Site Address:
The Yard, Pond Head Lane, Earley, Reading.

Applicant:
Maurice's Ice Cream C/O D G G Planning (Wokingham) Ltd.

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).

NO OBJECTION IN VIEW OF PREVIOUS USE AS A YARD.

Signed: N.S. Trotter **Print name:** N TROTTER

28-3-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	03 MAR 2000
Officer: LEB	Application No. F/2000/0550

Map No. 52 **Site** 0:04

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

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

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

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

Description:

(F.) PROPOSED CONTINUED USE OF YARD FOR STORAGE AND DISTRIBUTION IN CONNECTION WITH ICE CREAM BUSINESS

Location: COAL YARD, POND HEAD LANE

Parish: EARLEY Ward: Little Hungerford

Applicant: MAURICE'S ICE CREAM

Fee Received 190-00 (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			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	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 + 4 & 6 Pond Head Lane .....

..... 1, 1a, 5, 7, 9, 11, 13 Pond Head Lane .....

..... 403, 403a, 403b, 403c & 405 Wokingham Rd. Earley

.....

.....

.....

.....

.....

.....

DGG

PLANNING (WOKINGHAM) LIMITED

Tel: 0118 977 6212 Fax: 0118 977 0961

Mr M Bridge
Wokingham District Council
P. O. Box 157
Shute End
Wokingham
RG40 1WR.

03.MAR2000* 0650

02 March 2000

Our Ref: IL/jcl/D2121

Your Ref: MB/1/RFS/2866/ENF/2868

Dear Mr Bridge

Re: Maurice's Ice Cream, Pond Head Lane, Earley

Further to my letter dated 22 February, I enclose a duly made planning application on behalf of Maurice's Ice Cream together with a cheque for £190 in settlement of your charges.

The application proposes the continued use of the premises in connection with applicant's ice cream business, a use which commenced on this site in the early 1990's, the site having been used previously as a coal merchant's yard.

In 1996 a replacement storage shed/workshop ancillary to the ice cream business was permitted and it appeared the Council was entirely satisfied with the lawfulness of the business at that time. Indeed, as you know, I have expressed the view the current use is probably lawful, and this application is made without prejudice to that position.

Notwithstanding the planning history, in 1998 the Council invited an application for planning permission to regularise the use, but granted only a six-month permission (application 98/6781/F refers) on the basis the use was considered to be a 'bad neighbour'.

DGG Planning was then asked to advise the applicant and you will be aware of the extensive correspondence since that date in relation to not only the issue of lawfulness, but also in relation to the alleged 'bad neighbour' aspects.

With regard to the latter, it appears the only identified problem related to day-long parking in Pond Head Lane, causing inconvenience to residents. We have demonstrated such parking is not associated with the applicant's business and Mr Ansdorf's investigations have confirmed this.

All parking associated with the business can be (and is) accommodated within the yard and all delivery vans stand clear of the highway when making a delivery (one to three deliveries per week during the season, March to September).

From your observations of the site, you will be aware the use gives rise to no noise and there is very little activity for most of the day. The yard is well screened by fencing and hedging and in my view the business causes no harm to any interest of acknowledged importance. I believe this has been confirmed in recent letters from near neighbours, whom I am sure would not welcome the resumption of the coal merchant use. The latter could occur if the Council should take enforcement action.

To accompany the application, I enclose a site location plan, a floor plan of the building and a parking layout for the yard. The latter reflects the current situation, with space for 7 vans adjacent to the north-east boundary and an area for longer-term storage of trailers adjacent to the building. Only three of the seven drivers normally arrive by car and use the van space to park their cars whilst on their rounds or at a function. Accordingly on-site activity would be limited to the mornings when vans are collected, and the evening when they return. Very little activity takes place during the day. It should also be borne in mind the business is seasonal with little or no activity for much of the winter period.

I trust the application is in order and I look forward to its favourable determination as soon as possible. In the meantime, if you have any queries please do not hesitate to contact this office.

Yours sincerely

Ian Lasseter

Ian Lasseter
DGG Planning (Wokingham) Limited

cc
Mr & Mrs Field

ADDRESS COAL YARD, POND HEAD LANE PARISH ~~WOODLEY~~ Barley 1.4.86 E

PLOT No. ORD. SHEET No. SU.7571 (52

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/179/65	Mr. Nelson Ball.	Timber site office	8/7/65	App. 30/6/ T.P.
R/175/70	Mr. G. Cross	Retention of Office Bldg for a further 5 years	14.5.70	N/A. 30.6. T.P.
1979/72	"	Garage, workshop, offices with seed contained flat over	25.1.73	— Repus
01409	"	Renewal of consent	19.12.74	N/A C/A
10927	Mr. N. Ball	R/175/70. Corr. Merchants to Res. Dem.	5.7.79	N/A Re
11633	"	Buildings, Erect 6 Flats, Dem. of Shops; Erect 4 - etc.	25.10.79	N/A Re
96/63756/F	M.L. Field	Storage Building	19.6.96	C/A
98/67818/F	Maurices Ice Cream	Change of Use for Storage + Parking of Ice Cream Vans (Retro)	23.9.98	C/A

DATE OF COMPLETION

MINISTRY DECISION 11633 - APPEAL DISMISSED - 4.9.80

SPECIAL ORDERS

DRAINAGE

03.MAR2000* 0850

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

03.MAR2000* 0050

1.	**APPLICANT'S NAME**	MAURICE'S ICE CREAM
	ADDRESS	c/o AGENT
	POST CODE	**PHONE**
	AGENT'S NAME	DGG PLANNING (WOKINGHAM) LTD
If the applicant has an agent, all correspondence will be sent to the agent	**ADDRESS**	KINGSWOOD HOUSE 12 SHUTE END WOKINGHAM
	POST CODE	RG40 1BJ **PHONE** 0118 977 6212
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**	YARD IN POND HEAD LANE EARLEY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONTINUED USE FOR STORAGE & DISTRIBUTION IN CONNECTION WITH ICE CREAM BUSINESS. SEE LETTER
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.04 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**	1 FLOOR PLAN AT SCALE 1:50 2 YARD LAYOUT AT 1:500 3 SITE LOCATION PLAN 1:2500

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.

ICE CREAM BUSINESS

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

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? (YES/NO) — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

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.

AS EXISTING
- FENCES AND HEDGES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system (YES/NO)

If no, please give details

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

AS EXISTING
- GATED ACCESS TO POND HEAD ROAD.

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

YES - LEVEL SITE
LEVEL ACCESS

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£ 190

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 Jan Cassell ON BEHALF OF MAURICE'S ICE CREAM DATE 2/3/2000

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)	11.44			
B1 (b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION	43			56
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	54.44			56

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	SEE PLAN 2	
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.

STORAGE AND DISTRIBUTION OF ICE CREAM. OVERNIGHT PARKING OF VANS

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

APPLICANT

N/A

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

Existing Staff	Transferred Staff	New Staff	Total
1			1

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

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

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

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible 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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 03/00000/0000

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

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.

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

OR

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

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) .....

  .....

(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).

- 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

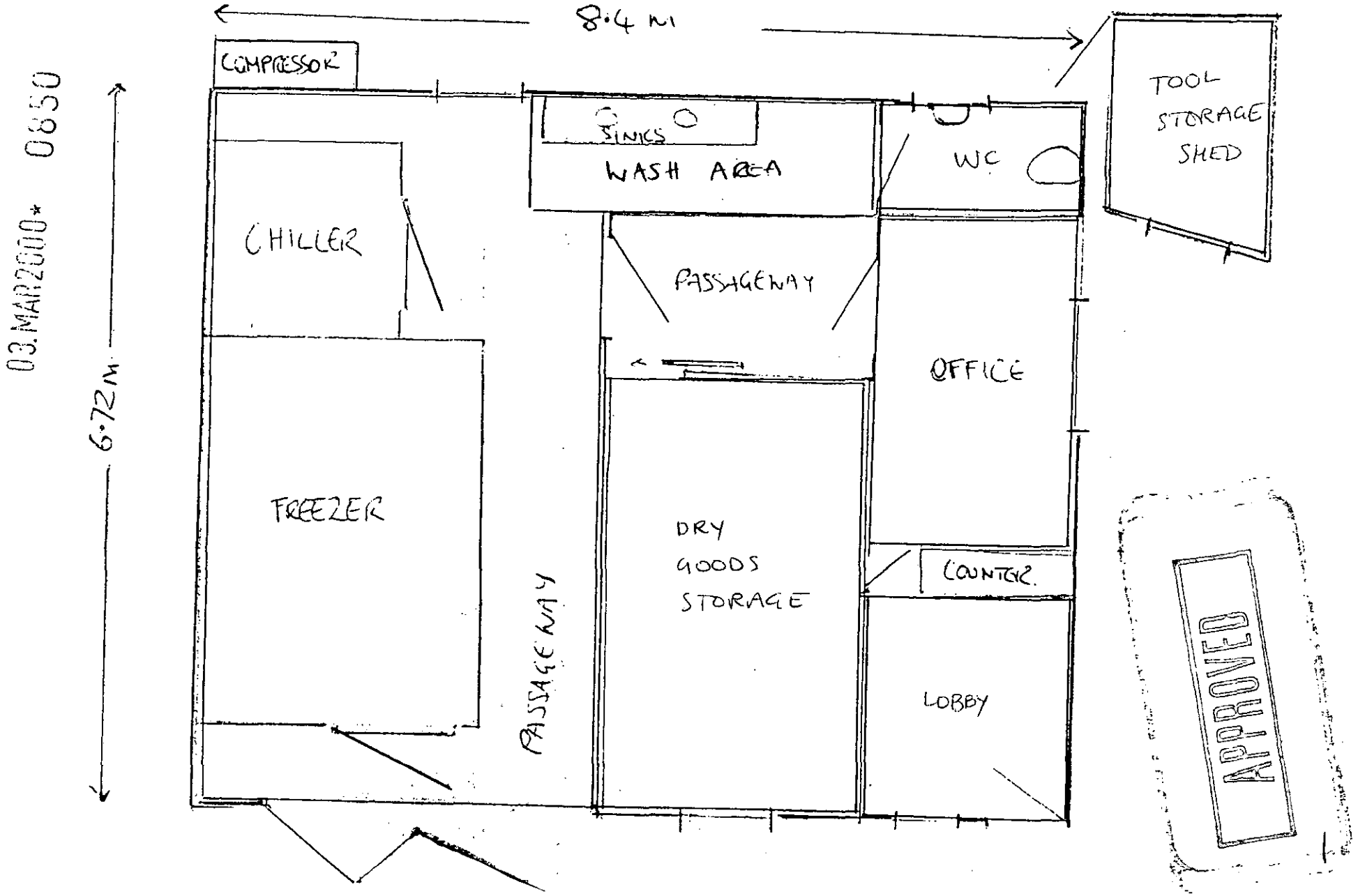
Signed . . . . Jan Cassells

On behalf of . . . . MAURICES ICE CREAM

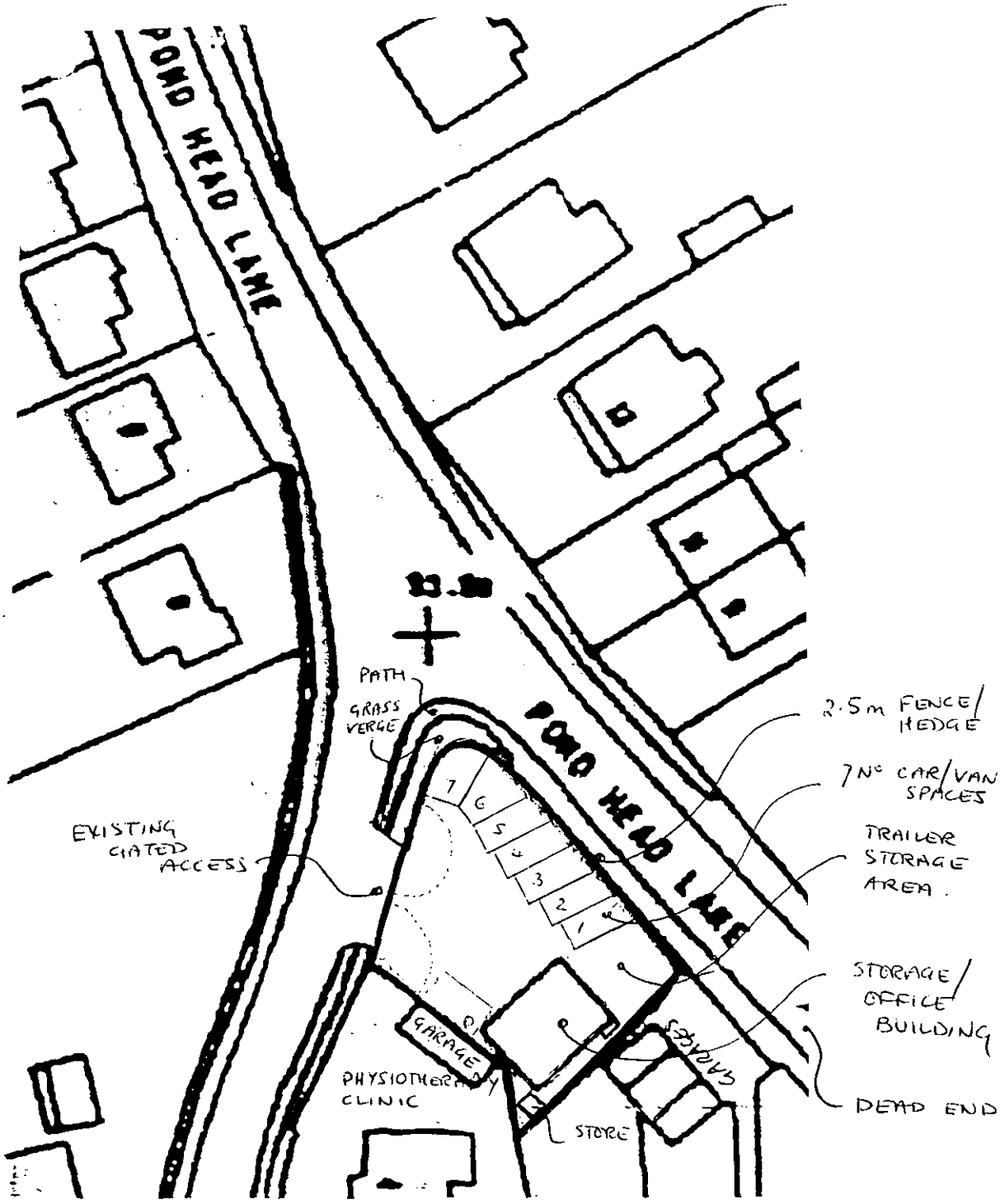
Date 2/3/2000

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

FLOOR PLAN THE YARD PONDHEAD LANE



03.MAR2000* 0850



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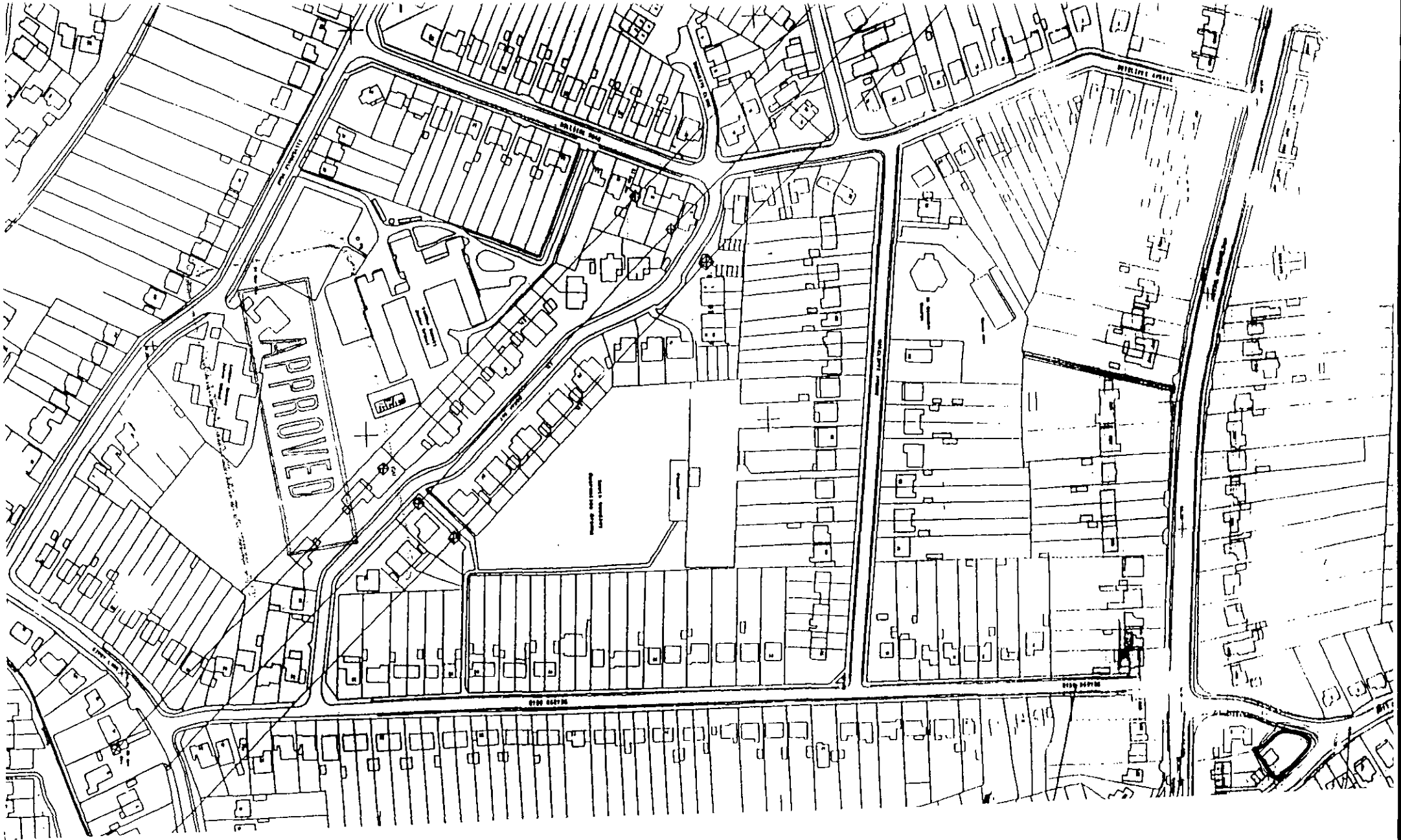
03.MAR2000* 0850



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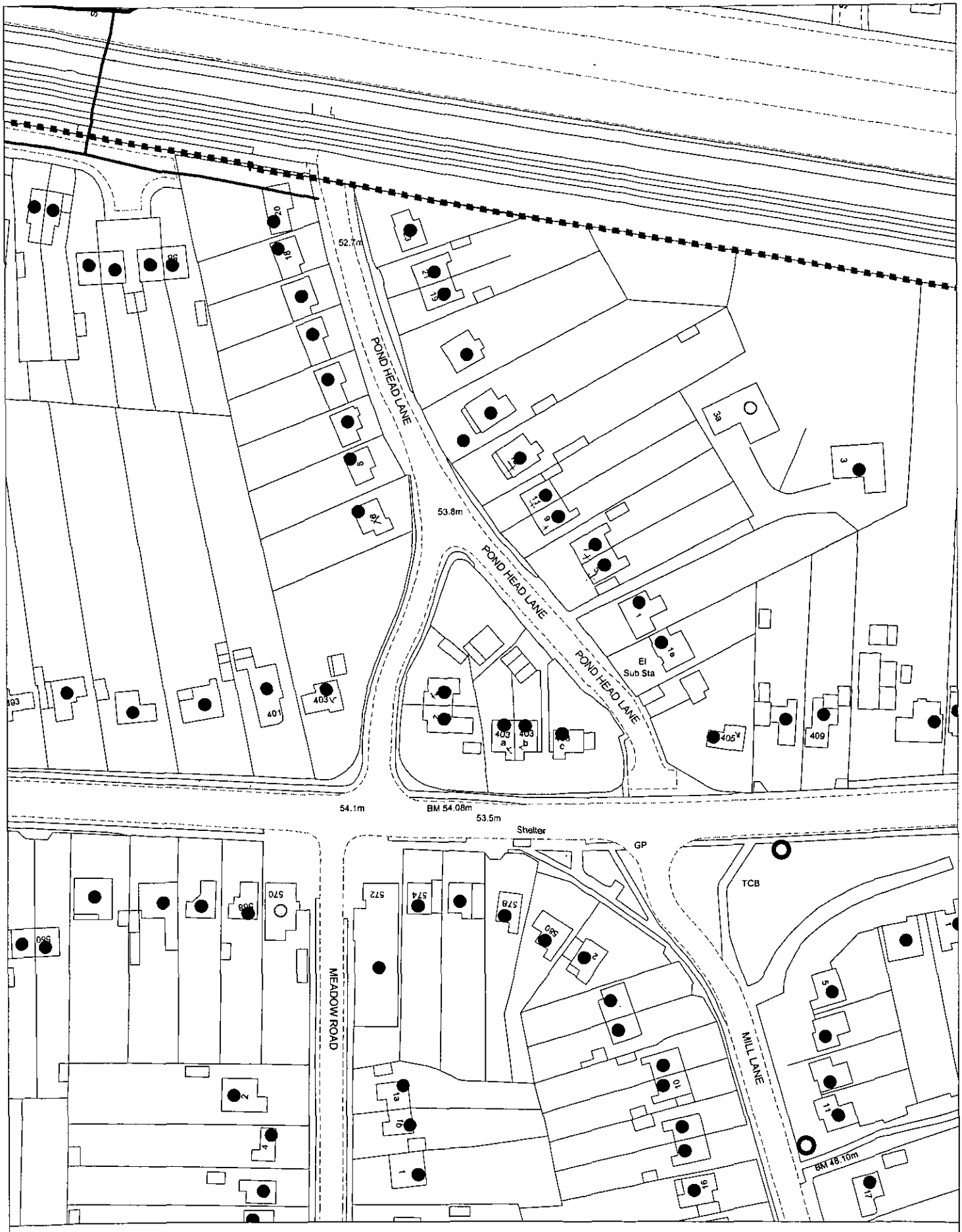

Site Plan, Scale: 1 to 1250

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Date: 10 March 2000

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