APPLICATION NO:
F/2002/6624

LOCATION:
Plough Inn London Road, Wokingham.

APPLICANT:
Greene King Pub Co C/O Nova Design P/Ship

PROPOSAL:
Proposed erection of timber terrace to front elevation of pubic house and change window to double doors.

EARLIEST DATE FOR DECISION: **24/06/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/07/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

DO 564

RAILEX
Marbleboard

EASIFILE EP7

PLEASE PASS COPY OF

DECISION NOTICE

TO BC/DC LIAISON OFFICER

(on orange paper)

L.O.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Greene King Pub Co
C/O Nova Design Partnership
Unit D1
Spectrum Business Centre
Anthonys Way
Rochester
Kent ME2 4NP

Application Number: F/2002/6624

Parish: **WOKINGHAM**

Location: **Plough Inn, London Road, Wokingham.**

Proposal: **Proposed erection of timber terrace to front elevation of pubic house and change window to double doors.**

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 condition, the reason for which is specified hereunder.

Conditions

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

Reasons

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

Informatives

1. This approval is in respect of the Ordnance Survey Site Location Plan and Plan Nos. NDP/667.1 and NDP/667., received by the Local Planning Authority on 15 May 2002.

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

Berkshire Structure Plan Policies OS1 and EN1.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 07/04/2003

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/6624

Applicant : Greene King Pub Co C/O Nova Design P/Ship.

Location : Plough Inn, London Road, , Wokingham.
Proposal : Proposed erection of timber terrace to front elevation of pubic house and change window to double doors.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27.5.02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/05/2002

Earliest Date for Decision : 24/06/2002

Latest Consultation Date/Site Notice Expiry Date : 24/06/2002

This application <u>will have expired on</u>: <u>10/07/2002.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

- IMPACT UPON CHARACTER OF AREA | ST. SCENE .
- IMPACT UPON NEIGHB. DWELLINGS .

Application no. F/2002/6624

Appraisal:

The application being considered proposes the erection of a raised timber deck to the front of the Plough Inn. The proposed deck would be raised approximately 350mm off the ground and would be a timber construction. The decked area would be approximately 18 long by 9.3m (at its widest point) and would wrap round the south east corner of the building to form an 'L' shape. The raised deck would be enclosed by timber balustardes which would stand at approximately 1.1m high.

Impact upon the character of the area

The Plough Inn is located on the corner of London Road and Plough Lane, within the identified settlement of Wokingham. The building itself is set well back from the main road . Given this siting and the scale of the proposed development it is not considered that it would appear obtrusive or out of character in the street scene.

Impact upon local residents

The closest neighbouring dwelling to the siting of the raised deck area is no.352 London Road, located approximately 35m away . Although the raised deck will probably provide additional outdoor seating for customers, potentially causing disturbance, the site has an established leisure/entertainment use, where patrons could potentially sit outside at present without the need for planning consent. It is therefore cosnidered that the raised deck in itself would not have a negative impact upon the residents of no.352 in terms of loss of amenity.

Application Number F/2002/6624
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001.	
0.			
	IN01		This approval is in respect of the OS Site location Plan & plan nos. NDP/667.1 & NDP/667.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2.
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, ENI.
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T G Watson
(Development Control Manager)

Date: 4/4/03

RECORD OF SITE VISIT

SITE ADDRESS: Plough Inn London Road Wokingham.

APPLICATION NUMBER: F/2002/6624

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 27/8/02

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

Residential area - mix. of H. types.
open fields opposite

3. DESCRIPTION OF SITE/BUILDING

2st. detached building with car parking
set back from main road.

4. RELATIONSHIP TO ADJOINING PROPERTIES

1.8m fence along side & rear

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

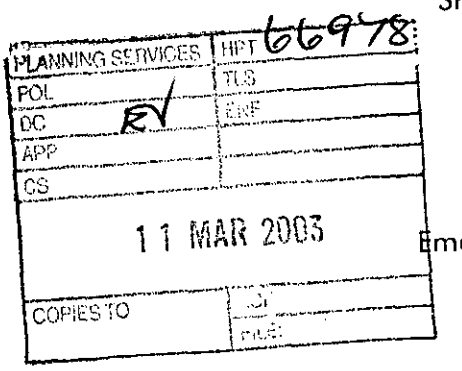
TREVOR,

I have discussed most recent correspondence from the agent again with Adam & he is happy to accept the current level of parking.

Elaine

THE NOVA DESIGN PARTNERSHIP

UNIT D1
SPECTRUM BUSINESS CENTRE
ANTHONYS WAY
ROCHESTER
KENT ME2 4NP
TEL: 01634 295620
FAX: 01634 295623
Email: nova.riverside@virgin.net



SN/paf
10th March 2003

Wokingham District Council
Planning Services
Shute End
Wokingham
Berkshire
RG40 1BN

For the attention of Mrs Elaine Vashi

Dear Mrs Vashi

Re: Plough Inn, London Road, Wokingham
Application Number F/2002/6624

Further to our telephone conversation of 7th March last I write to confirm the terrace will use six car parking spaces to the front of the premise. These spaces have historically been used for the placing of picnic benches and overall the car park is under utilised. It is therefore considered that the loss of the spaces will not affect customer use of the site.

Should you require any further information then please do not hesitate to contact the undersigned and we look forward to your positive comments shortly.

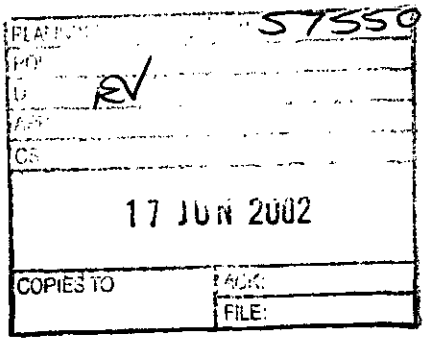
Yours sincerely

SE Nutkins

V.A.T. No. 586 7710 93
PARTNERS: M. J. A. LEEKS L. GALVIN

THE NOVA DESIGN PARTNERSHIP

UNIT D1
SPECTRUM BUSINESS CENTRE
ANTHONYS WAY
ROCHESTER
KENT ME2 4NP
TEL: 01634 295620
FAX: 01634 295623
Email: nova.riverside@virgin.net



SN/paf
14th June 2002

Wokingham District Council
Planning Services
Shute End
Wokingham
Berkshire
RG40 1BN

For the attention of Mrs Elaine Vashi

Dear Mrs Vashi

Re: Plough Inn, London Road, Wokingham
Application Number F/2002/6624

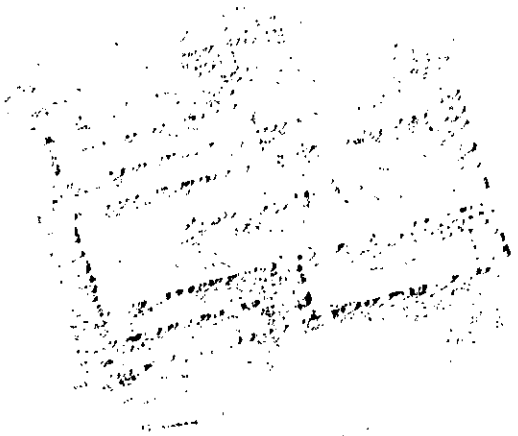
Please find enclosed six copies of the part ground floor plan showing the location of the doors, along with minor amendments to show ramped access to the terrace at the principal entrance point.

Yours sincerely

SE Nutkins

Enc

V.A.T. No. 586 7710 93
PARTNERS: M. J. A. LEEKS L. GALVIN



Elaine Vashi

From: John Mullaney
Sent: 10 June 2002 09:44
To: Elaine Vashi
Subject: F/2002/6624 Plough Inn, London Rd

I have no objections to this proposed development.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

☎ 0118 974 6379 (Direct Line)

Wednesday, 05 June 2002

WOKINGHAM UNITARY
Aiming for Excellence

Nova Design Partnership
Unit D1
Spectrum Business Centre
Anthonys Way
Rochester
Kent

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2002/6624

Address: Plough Inn, London Road, Wokingham

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

When a building is altered there is no obligation to improve access and facilities for disabled people under the building regulations, Part M. The level of provision after alteration should not be any worse.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To ensure that there is level (or suitably ramped) access from the principal entrance to the proposed door opening onto the patio decking.
2. To ensure that the proposed external door onto patio decking has a single leaf with a minimum clear opening width of 750mm.
3. To ensure that there is level access from inside the building onto the patio decking via the proposed doorway.
4. To consider the provision of an external ramped approach to patio decking.
5. To ensure that any stepped approach has suitable hand rails and colour contrasted nosing.
6. To consider the design and position of door furniture in terms of reach and grip.
7. To ensure that the force required to open door is not excessive.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

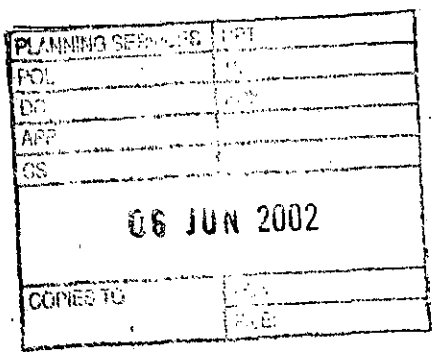
Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: Elaine Vashi - WDC Planning Dept.



HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 31 May 2002

Application Number: F/2002/6624

Proposal: Proposed erection of timber terrace to front elevation of pubic house and change window to double doors.

Sp.

Parish: WOKINGHAM TOWN

Site Address:
Plough Inn, London Road, , Wokingham.

Applicant:
Greene King Pub Co C/O Nova Design P/Ship.

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).

The current level of parking provided does not meet our standards.
The proposal would result in additional floor area available for customers use which would increase potential demand for parking, whilst also reducing the existing parking by 6 no. spaces.
The highway authority considers this unacceptable.

Discussed with Adam on Friday 21st March. He is prepared to accept the current level of parking & the explanation given by applicant in letter dd 11th/3/03

S.V.

Signed: _____ **Print name:** Adam 13/6/02

Application Number : F/2002/6624	Map No : 76
Case Officer : EV	Site Area : 0.33
Valid Date :	Received Date: 15/05/2002

Level : Delegated Application

Description : Proposed erection of timber terrace to front elevation of pubic house and change window to double doors.

Location : Plough Inn, London Road, , Wokingham.

Parish : WK Ward : NOR

Applicant : Greene King Pub Co C/O Nova Design P/Ship.

Fee Required: £110 Fee Received: £110 (8)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	Right to Light Declaration		
ELEVATION PLANS			
FLOOR PLANS	Floor plan (showing new door)	request with SW 5/6	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Disabled Access Officer ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

2x S/N — Plough Lane
& London Road

.....

+ See map

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
		338LONDON ROADWOKINGHAM	RG401RD
		2PLOUGH LANEWOKINGHAM	RG401RG
		4PLOUGH LANEWOKINGHAM	RG401RG
		354LONDON ROADWOKINGHAM	RG401RE
		11PLOUGH LANEWOKINGHAM	RG401RQ
		15PLOUGH LANEWOKINGHAM	RG401RQ
		21PLOUGH LANEWOKINGHAM	RG401RQ
		23PLOUGH LANEWOKINGHAM	RG401RQ
		7PLOUGH LANEWOKINGHAM	RG401RQ
		9PLOUGH LANEWOKINGHAM	RG401RQ
PLOUGH INN			RG401RD
		17PLOUGH LANEWOKINGHAM	RG401RQ

**********FILE COPY**********

Tel: (0118) 974 6451

Date: 31 May 2002

My ref: F/2002/6624

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2002/6624
Plough Inn, London Road, , Wokingham.
Proposed erection of timber terrace to front elevation of pubic house and change window to double doors.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/6624**
Plough Inn, London Road, , Wokingham.
Proposed erection of timber terrace to front elevation of pubic house and change window to double doors.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Robertson

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6451

Date: 31 May 2002

My ref: F/2002/6624

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2002/6624
Plough Inn, London Road, , Wokingham.
Proposed erection of timber terrace to front elevation of pubic house and change window to double doors.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2002/6624**
Plough Inn, London Road, , Wokingham.
Proposed erection of timber terrace to front elevation of pubic house and change window to double doors.

I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Edwards

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6451

Date: 31 May 2002

My ref: F/2002/6624

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2002/6624
Plough Inn, London Road, , Wokingham.
Proposed erection of timber terrace to front elevation of pubic house and change window to double doors.

I write to let you know that the above mentioned application has been received.

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If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/6624**
Plough Inn, London Road, , Wokingham.
Proposed erection of timber terrace to front elevation of pubic house and change window to double doors.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor I Brown

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6624

Proposal:
Proposed erection of timber terrace to front elevation of pubic house and change window to double doors.

Location:
Plough Inn, London 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6624 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/06/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

31 May 2002

③ THE PLOUGH P.H.

ADDRESS LONDON ROAD PARISH WOKINGHAM E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19098	MORLAND & CO.	STOREHOUSE PB SKITTLE ALLEY WITH BAR & TOILETS.	31.3.83	N/A REF
26747	WHITBREAD & CO	BAR TO RESTAURANT/S/ST EXTS. & CONSERVATORY	27.11.86	CLA
BRA 2167	"	INT. ALTS. & EXTS. TO FR. & REAR	19.1.87	APP
27584	"	ILL. FASCIA SIGNS	10.7.87	CLA
97/66554/F	"	S/ST. EXTENSION	8.12.97	CLA
FP97/7012	BEEFEATER RESTAURANTS	PARTIAL UNDERPINNING TO WALL OF STORAGE BLDG. & REBUILD DAMAGED BRICKWORK	12.11.97	APP
98/67662/F	Morland & Co	S/St/R Exct P.H.	11.1.99	C/A
99/69054/A	MORLAND & CO. PLC.	VARIOUS ILLUM. + NON ILLUM. SIGNS.	15.3.99	C/A
FP98/8283	Morland & Co Plc.	S/St ext'n/refurb + int. alt's.	20/1/99	C/A

SPECIAL ORDERS

A/2001/4145	Greene King Pub	Erect exct. ill public house signs	19/7/01	C/A

091074

33

ADDRESS The Plough Inn, London Road PARISH WOK.

PLOT No. ORD. SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planning
002/5833						

MINISTRY DECISION:

SPECIAL ORDERS:

①

ADDRESS THE PLOUGH LONDON ROAD PARISH WOKINGHAM E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
249	4/12/50	Retention of garages at rear for commercial use	31/12/51 TP	
346	31/12/51	— do —	31/12/52 TP	
508	3/2/53	— do —	31/12/53 TP	
657	7/12/53	— do —	31/12/54 TP	
882	4/1/55	— do —	31/12/55 TP	
1123	4/1/56	— do —	31/1/57 TP	
1303	15/1/57	— do —	31/1/58 TP	
1/8/58	12/3/58	Erect 1 pair semi-det houses with garages on land adj	10/4/58	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

② THE PLOUGH

ADDRESS LONDON ROAD PARISH WOKINGHAM E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
2/2/58	10/1/58	Retention of garages at rear for commercial use	31/1/59 TP	
115/58	8/5/58	Erect 1 house & garage on land adj	12/6/58	C/A
123/63 5543	18/4/63	Internal alts & W.C.	30/5/63	
120/63	9/12/63	Neon Sign	30/1/64	
1241/73 9609M	23/8/73	Alts & extension	13/9/73	19/9/73 C/A
3940	MARLAND & CO	2 STOREY EXTENSION	28/8/80	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

PLOUGH

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

DELEGATED

Application No. 15 MAY 2002 0624

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.

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.

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.

+ See Note (a) to Certificate A

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

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.

(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).

- 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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 . . [signature] . . . . . .

On behalf of . GREENE KING PUB Co. . . . . .

Date . . 22 04 2002 . . . . . .

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

6624

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

15 MAY 2002 6624

1.	APPLICANT'S NAME	GREENE KING PUB COMPANY
	ADDRESS	PO BOX 337 BURY ST EDMUNDS
	POST CODE	IP33 1QW PHONE 01284 763222
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	NOVA DESIGN PARTNERSHIP
	ADDRESS	UNIT D1. SPECTRUM BUSINESS CENTRE, ANTHONYS WAY, ROCHESTER, KENT
	POST CODE	ME2 4NP PHONE 01634 295620.
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	THE PLOUGH PH. LONDON ROAD, WOKINGHAM, BERKS, RG40 1RD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TIMBER TERRACE DECKING TO FRONT ELEVATION/CAR PARK AREA. DOUBLE DOORS TO EXISTING WINDOW.
5. Give the area in hectares or part of a hectare	AREA OF SITE	—
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	NDP/667 NDP/667.1 SITE LOCATION PLAN

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.

PUBLIC HOUSE

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.

STAINED TIMBER TO DECKING.
PAINTED SOFTWOOD DOORS

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

N/A.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A.

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

UNCHANGED

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			
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.

£110.00.

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 ARKWRIGHT INNS PLC DATE 22 APRIL 2002

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				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL		N/A.		
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

WHAT PROVISION IS BEING MADE FOR PARKING?

LOSS OF SIX SPACES.

	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.

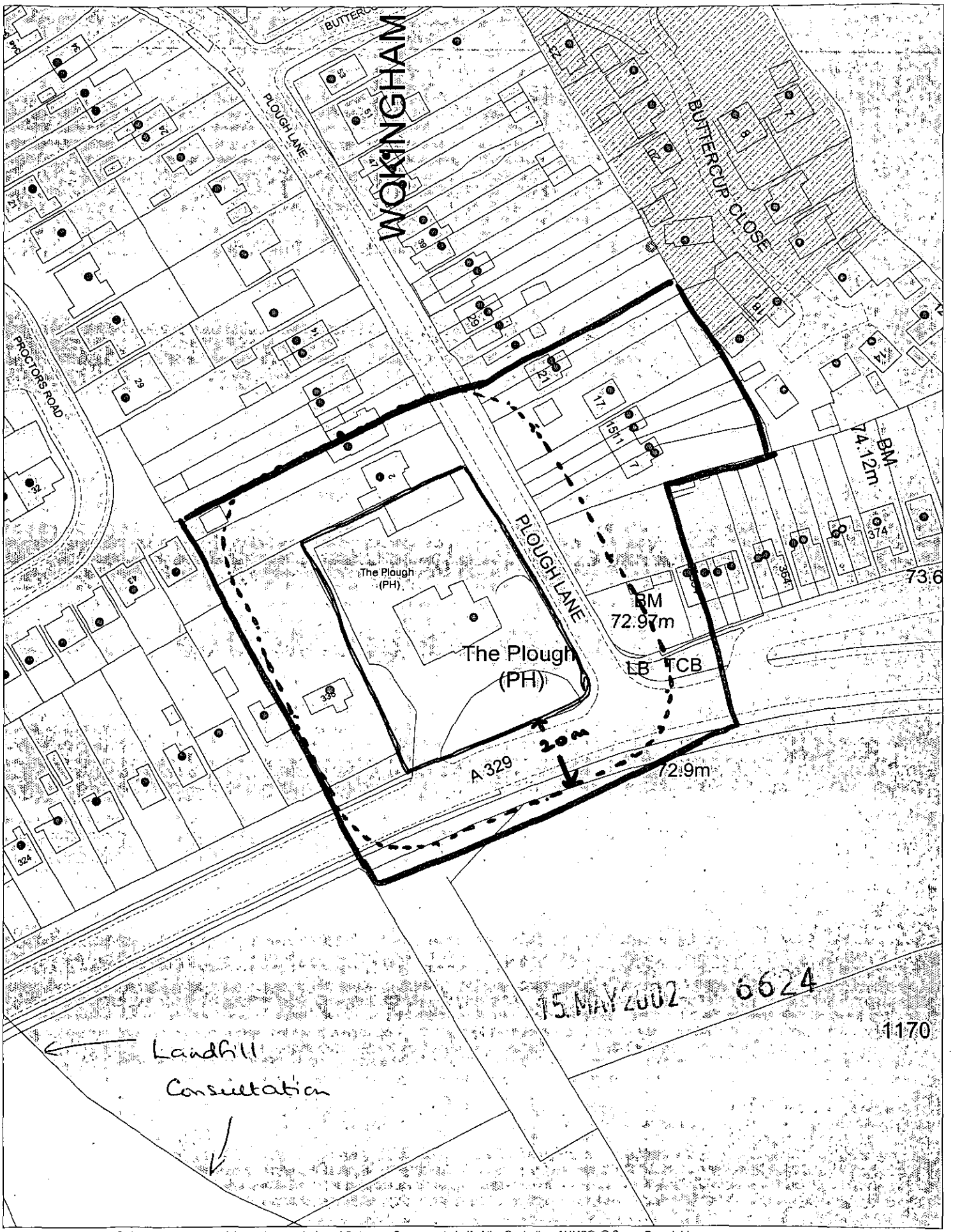
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



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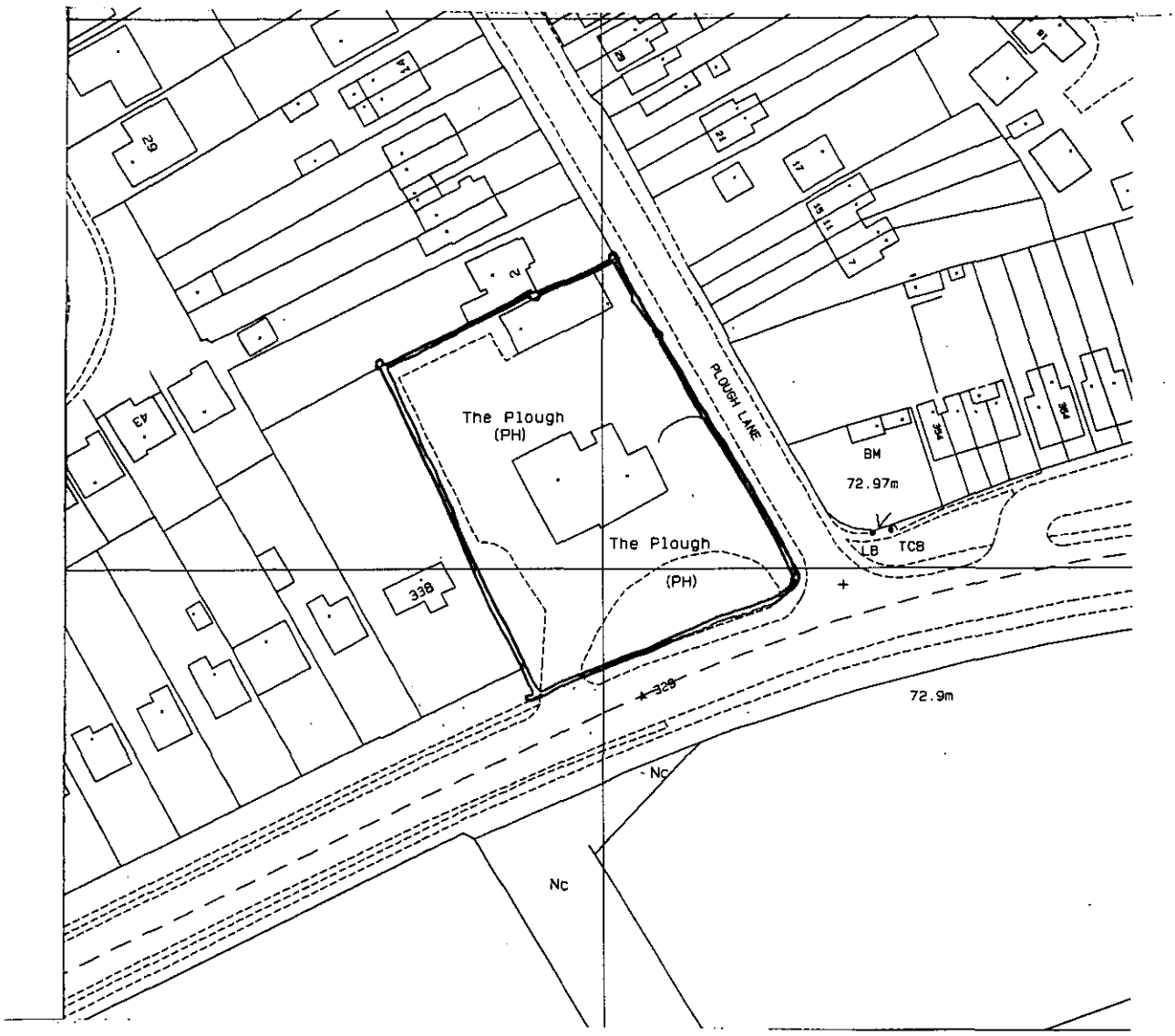
Development Control Section, Environmental Services, Wokingham District Council.
27 May 2002 Scale: 1 : 1250

DELEGATED

15.MAY2002 6624

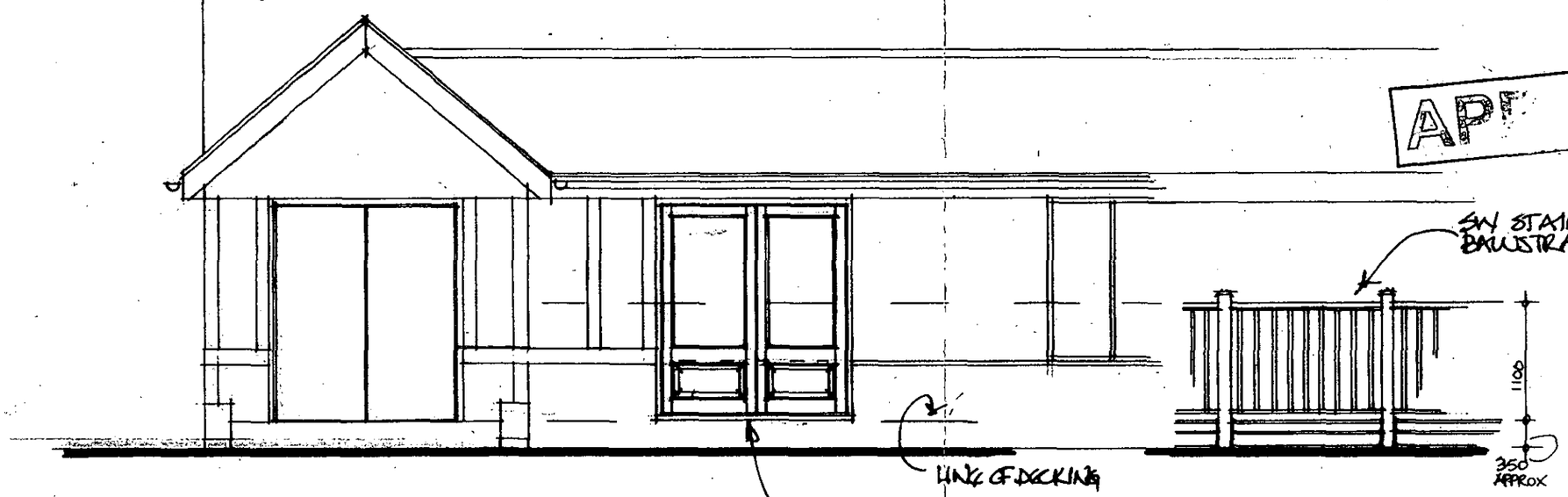


Site location plan 1:1250

DELEGATED

15.MAY2002 6624

APPROVED



PART FRONT ELEVATION GROUND LEVEL ENTRANCE

REMOVE EXISTING WINDOW FRAME + WALL BELOW. PROVIDE NEW SW PURPOSE MADE JOINERY PAINTED TO MATCH EXTG.

BALUSTRADE

PROPOSAL: ELEVATIONS

REVISIONS:

ADDRESS: THE PLOUGH INN, LONDON ROAD, WOKINGHAM

CLIENT: GREENE KING

DATE: APRIL 02

SCALE: 1:50

DRG. NO.: NDP/667.1

NOVA DESIGN
UNIT D1, SPECTRUM BUSINESS CENTRE, ANTHONYS WAY, ROCHESTER, KENT ME2 4NP
TEL: 01634 295620
FAX: 01634 295623

CAR PARK

CAR PARK

THE PLOUGH

EXTG PATIO

ALTERATIONS TO WINDOWS AS ELEVATION DRAWING

EXISTING RAMP ETC.

EXTG LEVEL

PATIO DECKING.

RAISED DECKING. HANDRAIL + BALUSTRADE TO PERIMETER 1·1m HIGH. STEPS AS SHOWN

9·5m

18·0m

PLOUGH LANE

CAR PARK

LONDON ROAD

APPROVED

15.MAY2002 6624

SITE PLAN DELEGATED

PROPOSAL
PROPOSED PATIO DECKING
SITE PLAN

REVISIONS

ADDRESS
THE PLOUGH INN
LONDON ROAD
WOKINGHAM

CLIENT
GREENE KING

DATE
APRIL 02

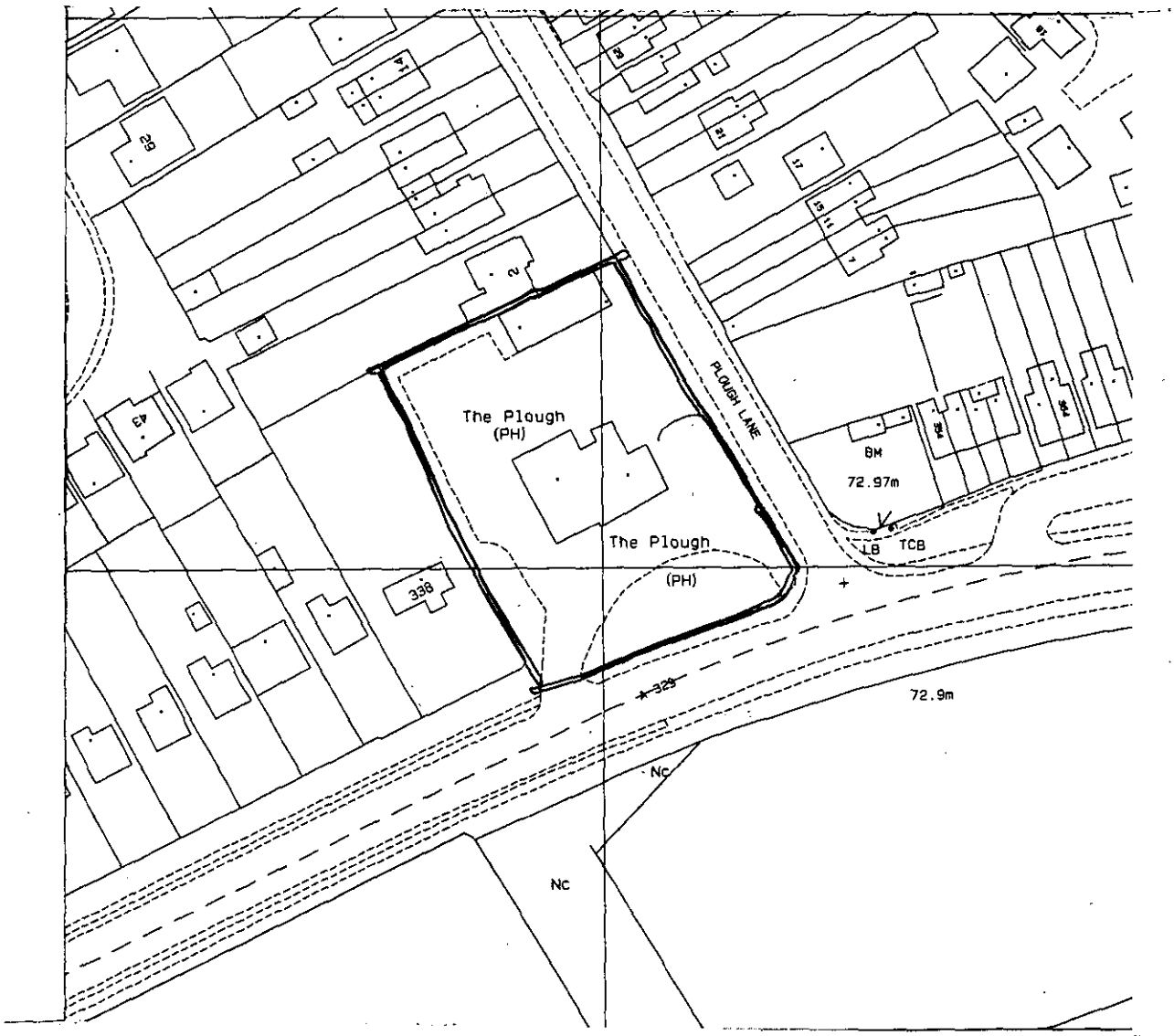
SCALE
1:200

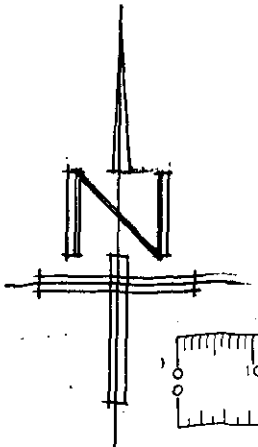
DRG NO.
NDP/667.

NOVA DESIGN

DELEGATED

15.MAY2002 6624





Site location plan

1:1250

