APPROVED

APPLICATION NO:
F/2001/3605

LOCATION:
Sports Ground Holme Park Farm Lane, Sonning Reading.

APPLICANT:
Holme Par Sports & Leisure Ltd C/O Halson Mackley Partnership

PROPOSAL:
Proposed change of use of social club to childrens day nursery.

EARLIEST DATE FOR DECISION: **27/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
14/05/2001

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

18

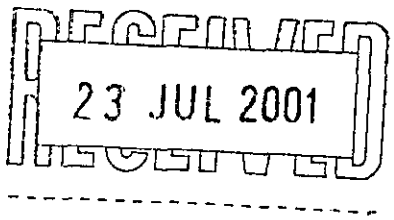
(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Holme Park Sports & Leisure Ltd
C/O Halson Mackley Partnership
4 Alexandra Road
Reading
Berkshire
RG1 5PD



Application Number: F/2001/3605

Parish: **SONNING**

Location: **Sports Ground, Holme Park Farm Lane, Sonning, Reading.**

Proposal: **Proposed change of use of social club to childrens day nursery.**

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. The development shall not commence until details of all boundary treatment(s) have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reason
2. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

Berkshire Structure Plan Policies EN1 and OS1.
Loddon Area Local Plan Policies LC1, LTV2 and LPS7.
Deposit Draft Wokingham District Local Plan Policies WCC2 and WIC12.

John Mitchell

John Mitchell
Development Control Manager
Date: 11/07/2001

Notice checked by: _____

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

I CERTIFY THAT THIS IS A TRUE AND PROPER COPY OF PLANNING PERMISSION. F/2001/3605

KEITH HALSON RIBA
CHARTERED ARCHITECT.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the attached notice, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months have elapsed since the date of your decision. If the 6 month time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. *Details of this procedure will be included on the appeal forms.*

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

NOT

DETERMINED

AWAITING

LEGAL

AGREEMENT

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date January 29, 2002
My ref. TGW/SB/F2001/3605

S212a

Mr K Halson
Halson Mackley Partnership
4 Alexandra Road
Reading
Berkshire
RG1 5PD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minim No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir

PLANNING APPLICATION F/2001/3605
PROPOSED CHANGE OF USE FROM SOCIAL CLUB TO CHILDRENS' DAY NURSERY
HOLME PARK SPORTS AND SOCIAL CLUB, SONNING LANE, SONNING

I refer to the above matter and my letter of the 18th January together with your fax of 22nd January including the copy notice.

I note that this copy does not make it clear that this is a draft copy of the permission, the copy on the Planning file is clear in this regard. For your reference I enclose a copy of the relevant Committee report which confirms that the decision on this application was authorised subject to the completion of a legal agreement. I would also refer you to my predecessor's letter of 25th July, copy enclosed, which also confirms that the permission was only authorised not granted by the Committee.

Whilst I can understand how you have come to the conclusion that there is no further obligation on your client to enter into the agreement I am afraid that this in not the case. As I say the agreement needs to be signed before the permission is formally granted.

Yours faithfully

TGW

TREVOR WATSON
Development Control Manager

Enclosure: Committee Report & Letter of 25th July.

HALSON MACKLEY PARTNERSHIP

Chartered Architect

4 Alexandra Road
Reading RG1 5PD

Tel: 0118 926 9555
Fax: 0118 926 9556

Speak Colin

With compliments

In Filing System

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	52128

23 JAN 2002

FILE:

fax message from: Halson Mackley Partnership

Chartered Architect
4 Alexandra Road
Reading RG1 5PD

Tel: 0118 926 9555
Fax: 0118 926 9556

To:	**Trevor Watson Development Control Manager**	Date:	**22 Jan 2002**
Company:	**Wokingham District Council**	Time:	
From:	**Keith Halson**	Ref:	**1666**

Pages: **4** including this header.
Please telephone if all pages are not received.
Original to be posted? **yes**

Subject: **Proposed change of use of social club to children's day nursery**

Message:

Thank you for your letter of the 18th January 2002.

Attached is a photocopy of the Planning Permission your Authority issued dated 11/07/2001 reference application number F/2001/3605 and received by us on the 23rd July 2001.

We have forwarded a copy by post, which the writer has, Certified as a true and proper copy.

Tel: (0118) 974 6463

Date:

My ref: F/2001/3605

CONFIDENTIAL

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

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/2001/3605
Sports Ground, Holme Park Farm Lane, Sonning, Reading.
Proposed change of use of social club to childrens day nursery.

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 **Joss Miller** on **(0118) 974 6463.** If *you then feel the application needs to be transferred to the next available Development Control* Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2001/3605**
Sports Ground, Holme Park Farm Lane, Sonning, Reading.
Proposed change of use of social club to childrens day nursery.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

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.

Received by Wokingham District Council

Application No: F/2001/3605

Proposal:
Proposed change of use of social club to childrens day nursery.

Location:
Sports Ground, Holme Park Farm 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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

03 April 2001

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 11 JULY 2001 FROM 7.00 PM TO 10.30 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mrs M Robertson and Mr ND Rose.

Also present under Standing Order 39:- Mrs P Bray, Mr G Cowan, Mr A Pollock and Mr D Swindells

PART I

20. MINUTES

Subject to the following amendment, the Minutes of the meeting of the Committee held on 20 June 2001 were confirmed as a correct record and signed by the Chairman:-

Minute 11 – Application No. 2001/3616 – After the second paragraph, add the words "Members commented on the impact that this dwelling would have on the area of outstanding landscape importance and the street scene".

21. APOLOGIES

Apologies for absence were submitted from Mr. SR Conway and Mr. AJ Ross.

22. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied.

38. APPLICATION NO. 2001/3605, CHANGE OF USE FROM SOCIAL CLUB TO CHILDREN'S DAY NURSERY, HOLME PARK SPORTS GROUND, SONNING LANE, SONNING FOR HOLME PARK SPORTS AND LEISURE LTD.

Prior to there being any debate on this application, Mr ND Rose indicated that his residence adjoined the boundary of the consultation zone. He had sought the advice of the Council's Monitoring Officer who had confirmed that, as he represented a single Member Ward, it would be in order for him to take part in the debate on the application.

Members considered a report about this application as set out on pages 422 to 431 Agenda.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 and other statutory powers requiring the making of a financial contribution of £8,000 towards junction improvements at Sonning Lane/A4 and local sustainable transport strategies;

2) That, subject to the execution and registration of the Agreement referred to in 1) above, Application No.2001/3605 be approved, subject to the conditions set out on page 424 of the Agenda.

Application No.	Received	Sonning
F/2001/3605	19.03.01	

Applicant : **Holme Park Sports and Leisure Ltd.**
Location : **Holme Park Sports ground, Sonning Lane, Sonning**
Proposal : **Change of use from social club to children's day nursery.**

1. **Planning History** – The property is currently used as a social club, in conjunction with a larger sports club. The site lies to the west of Sonning Lane and is accessed by a long drive off Holme Park Farm Lane. The building is sited in the south-west corner of the open sports ground. Deliveries and parking would take place to the south of the site.

   In the past the structure was used as a social club, however, the activities were sporadic as it was not used on regular times or dates. For the past two years the building has been largely redundant due to an increase in competition from modern establishments with a wider range of facilities. The playing fields are now let to Reading Blue Coat School and there are separate showering facilities to accommodate the players.

2. **Proposal** – is for the change of use from a social club to a childrens' day nursery. The nursery would provide facilities for 24 children aged 2-5 years, 24 children aged 2-3 years, and 6 children aged 0-2 years. There would be at least 12 members of staff. The opening hours would cover from 07:00 – 18:00 hours. The proposal would not include an increase in volume, though the existing verandah would be enclosed.

3. **Consultations** –
   - ***Highways*** – Requests conditions and Section 106 agreement to secure financial contributions towards the improvement of the Sonning Lane/A4 junction and local sustainable transport initiatives.
   - ***Environmental Health*** – No objections.
   - ***Sport England*** – No comment.
   - ***Social Services*** – No comments yet received
   - ***Parish Council*** – No comments received
   - ***Neighbours*** – No comments received
   - Local member – "Althogh there can be no objection in principle to this application, inevitably there will be an impact on traffic at the A4/Sonning Lane junction, when considered with the existing flows created by Inglewood, Reading Blue Coates School and the Sports Clubs. Any further load at this junction impacts back to the village centre and also on the reliability of bus services. Consideration needs to be given to appropriate junction improvements."

4. **Appraisal** – The main issues are:

   A. Impact on neighbouring properties: LALP Policies LTV2, LBE1, LPS7 and LC1, WDLP Policies WBE1, WIC12 and WCC2, and BSP Policy C6.
   B. Impact on the street scene and the character of the Green Gap: LALP Policy LTV2, LBE1, LPS7 and LC1, WDLP Policies WBE1, WIC12 and WCC2, and BSP Policy C6.
   C. Highways
   D. Comments on representations

A. Impact on the neighbouring properties

This development is situated within the designated Green Gap and countryside. The nearest neighbour is situated 36 metres from the driveway of the proposed development and, therefore, any impact on this property, or any others within the vicinity, would be minimised due to the distance between the applicant's property and that of the neighbours'.

B. Impact on the street scene and the character of the Green Gap

The proposed development would be set back from Holme Park Farm Lane by 140 metres and from Sonning Lane by 160 metres. There is a group tree preservation order that runs the length of the playing fields along Sonning Lane, and this, along with the distance from the roads, would partially obscure any development carried out on this site. Policy LC1 seeks to protect the Green Gap by discouraging development that would detract from the undeveloped appearance or intensify existing sporadic development. The site has already been developed and the current proposal seeks to change the use of the property rather than create additional development. Therefore, this proposal would not have an adverse effect on the character of the Green Gap as there would be no increase in the volume of the building and, so, any impact on this area would be minimised.

C. Highways

Because of the increase in traffic, the Highways officer has requested that the applicant should enter into a suitable legal agreement to secure financial contributions of £8,000 towards local sustainable transport initiatives. A similar Section 106 was agreed by the applicant at Inglewood House, Sonning Lane, Sonning, (which is also a day nursery) when the application was approved at committee on 16.12.98.

Policy LPS7 of the Loddon Area Local Plan and WIC12 of the Wokingham District Local Plan offer a general acceptance to the provision and operation of day nurseries and play groups where they do not adversely affect local amenities. In approving the change of use to a nursery , it has been recognised that the property is well located in terms of its proximity to the main highway, (A4) and because it is separated from any residential properties any noise disturbance to neighbours would be reduced. It is considered that the proposal would not adversely affect the character of the area and, therefore, would not conflict with Local Plan Policies.

D. Comments on representations
Junction improvements have been requested in relation to this application. In order to secure financial contributions for the Highways improvements, a Section 106 agreement would be attached to this application.

5. **Conclusion** – The site is well located in relation to main highway routes, and is well separated from residential areas; it is considered that this location could accommodate an increase in the level of activity without material harm to the character of the surrounding area or the Green Gap.

6. **Recommendation** - GRANT planning permission subject to the applicant entering into a Section 106 agreement to secure financial contributions of £8,000 towards junction improvements at Sonning Lane/A4 and local sustainable transport strategies, and the following conditions:

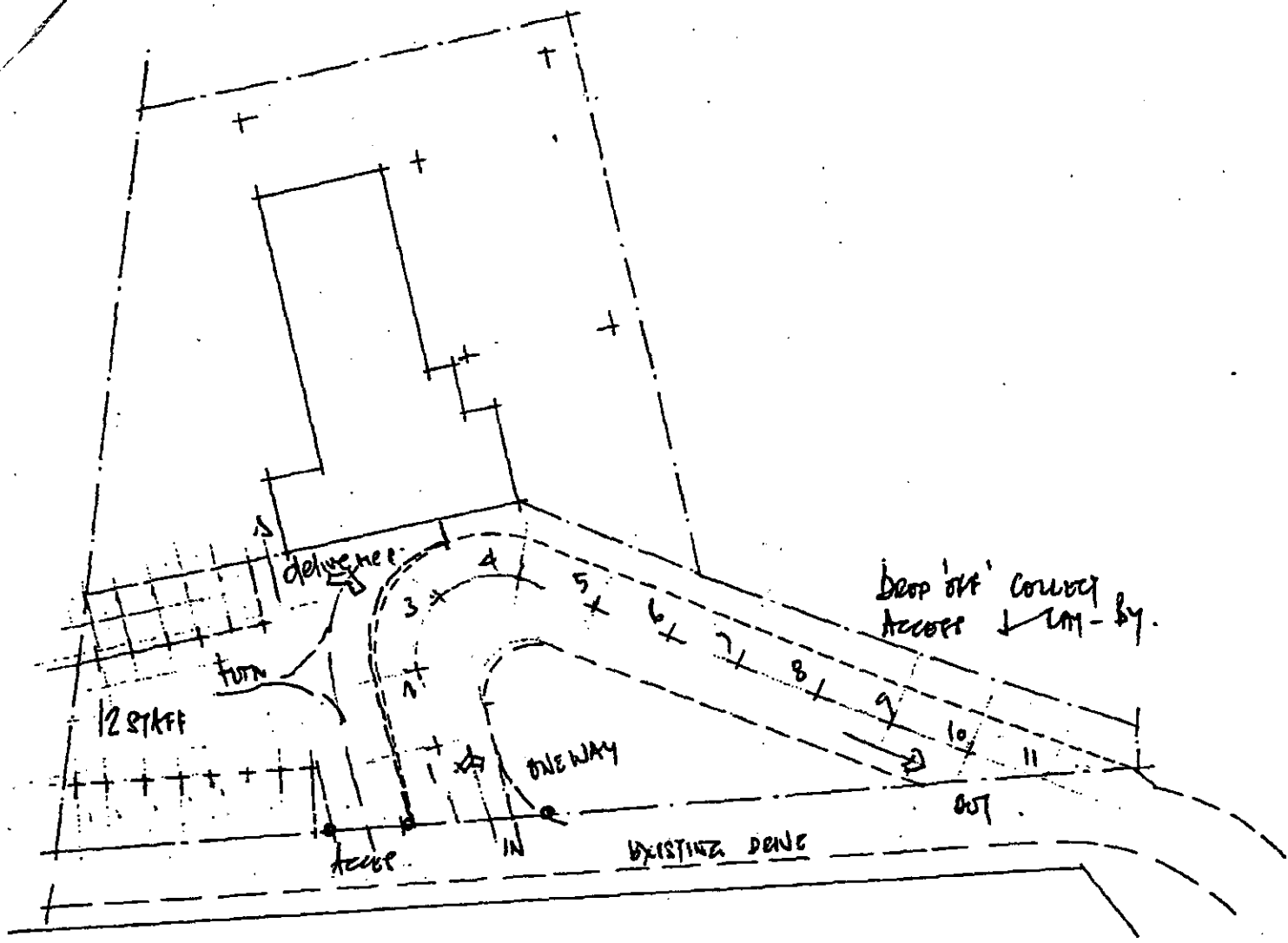
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The development shall not commence until details of all boundary treatment(s) have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reasons:
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To safeguard the visual amenities of neighbouring properties and the locality.
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

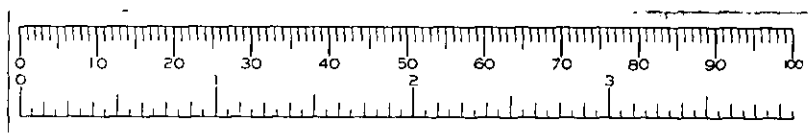
Informative
You are advised, in compliance with the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies EN1, OS1
Loddon Area Local Plan Policy LC1, LTV2 and LPS7
Wokingham District Local Plan Policy WCC2, WIC12

Joss Miller

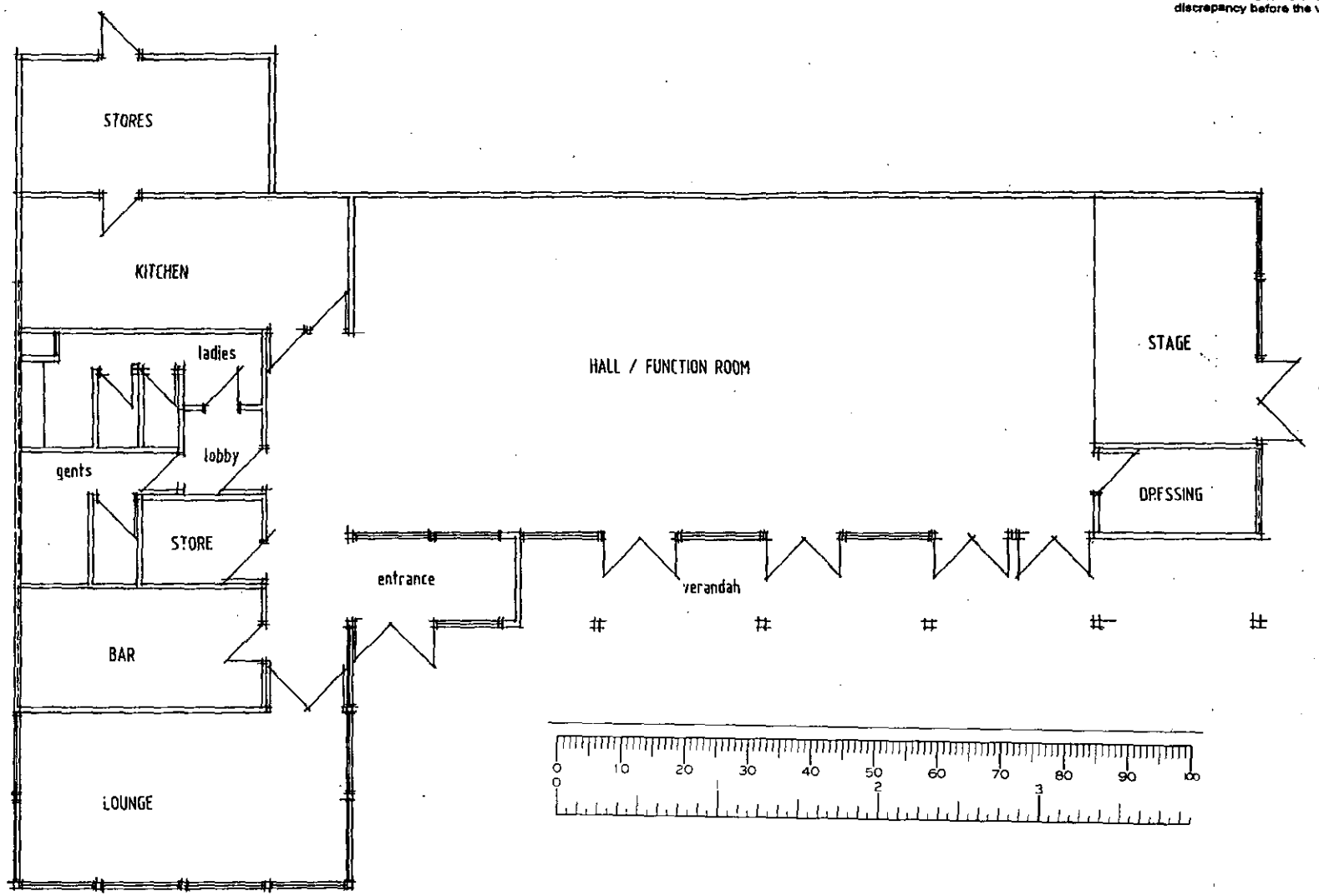


ADDITIONAL PLAN



19.MAR2001 * 3605

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.



428

Project: HOLME PARK SONNING LANE SONNING

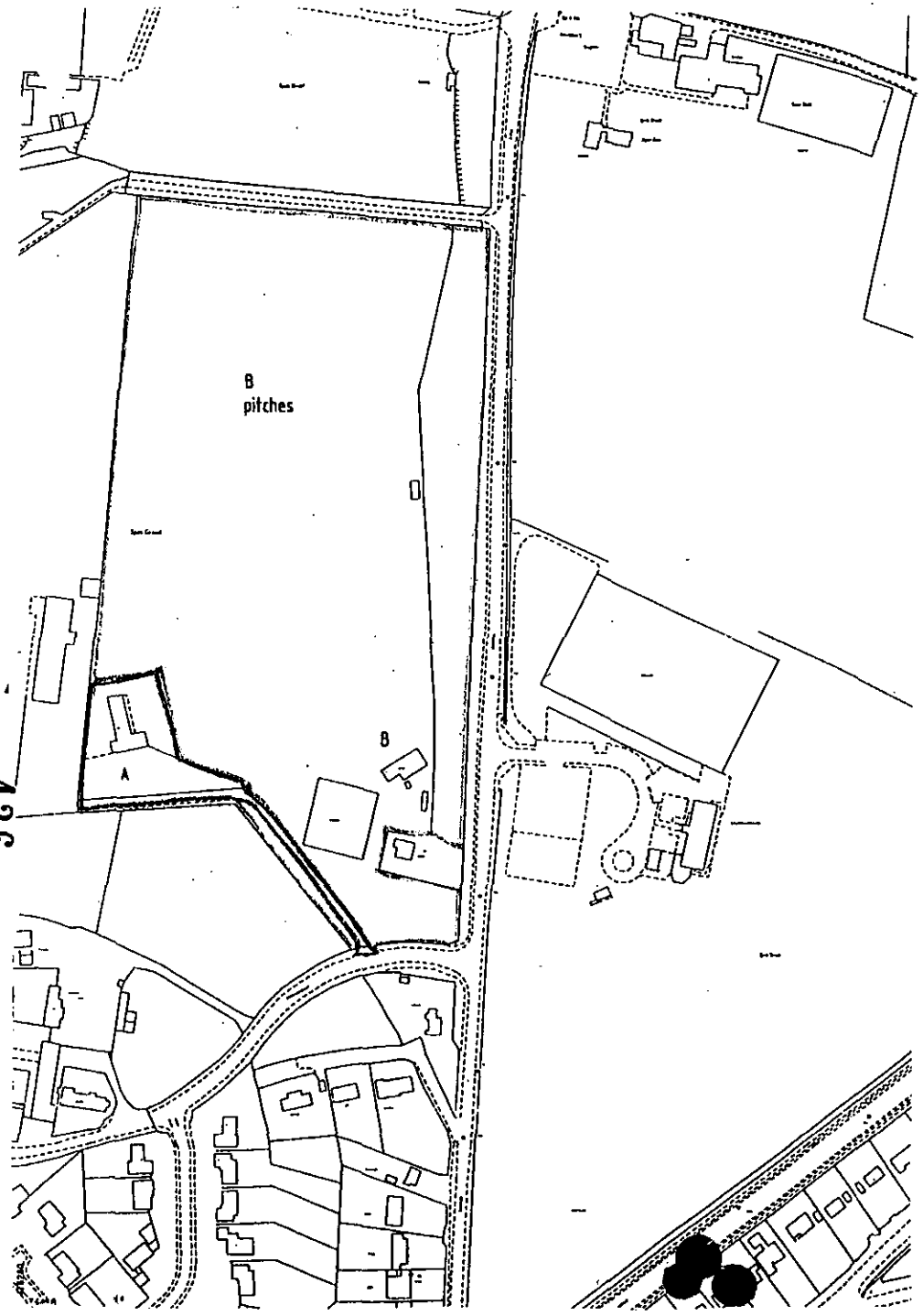
Client: HOLME PARK DAY NURSERY

Drawing: FLOOR PLAN AS EXISTING

Scale: 1 : 100 Date: FEBRU 2001

Dwg.no: 00 : 1666 : A3 : 2 Rev:

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PP
Tel: 0118 926 9555
Fax: 0118 926 9556



LOCATION PLAN 1 : 2500

N

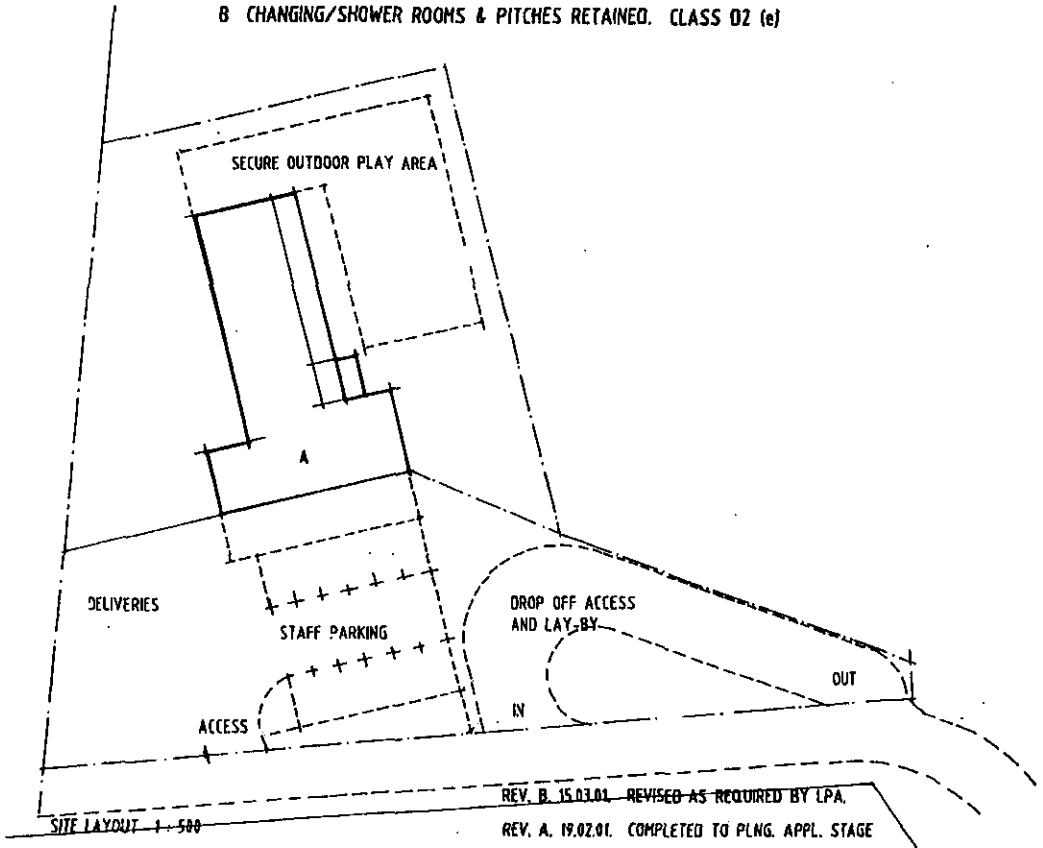
All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

REPRODUCED FROM THE 1 : 2500 ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE © CROWN COPYRIGHT
AR 155950

19 MAR 2001 • 3605

A SITE & BUILDING - CHANGE OF USE TO CHILDRENS DAY NURSERY. CLASS D1 (b)

B CHANGING/SHOWER ROOMS & PITCHES RETAINED. CLASS D2 (e)



SITE LAYOUT 1 : 500

REV. B. 15.03.01. REVISED AS REQUIRED BY LPA.

REV. A. 19.02.01. COMPLETED TO PLNG. APPL. STAGE

Project:
HOLME PARK SONNING LANE SONNING

Client:
HOLME PARK DAY NURSERY

Drawing:
LOCATION PLAN : SITE LAYOUT

Scale: 1 : 2500

Date: SEPTEMBER 2000

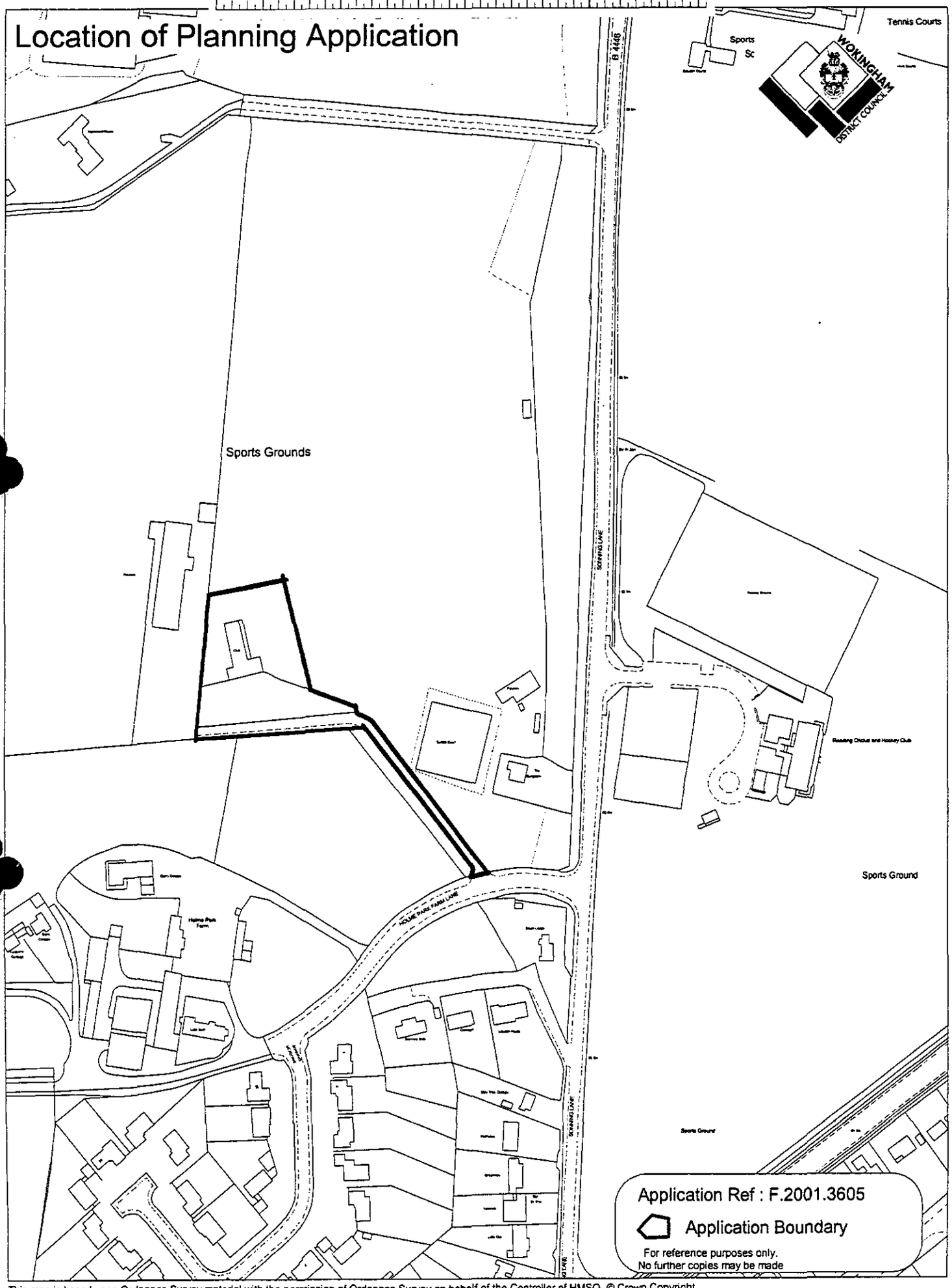
Dwg.no: 00 • 1666 • A3 • 1

Rev: B

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

426

Location of Planning Application



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

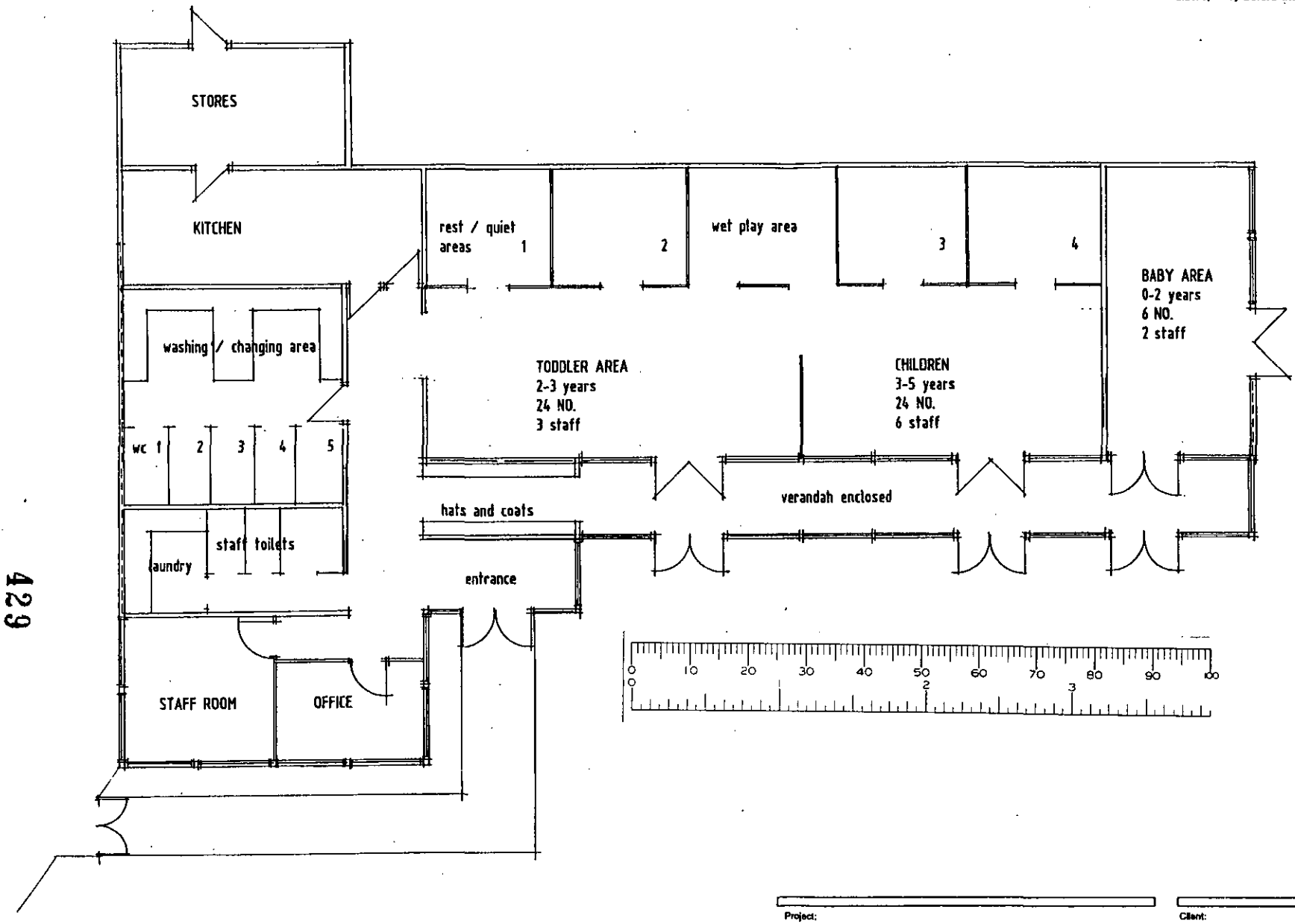
Development Control Section, Environmental Services, Wokingham District Council.

11 July 2001

Scale: 1 : 2500

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

19 MAR 2001 • 3605



429

Project: HOLME PARK SONNING LANE SONNING

Client: HOLME PARK DAY NURSERY

Drawing: FLOOR PLAN AS PROPOSED

Scale: 1 : 100

Date: FEBRUARY 2001

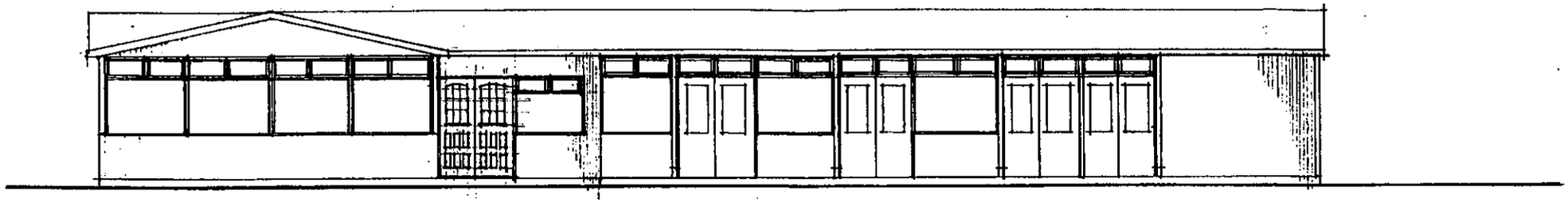
Dwg.no: 00 : 1666 : A3 : 3

Rev:

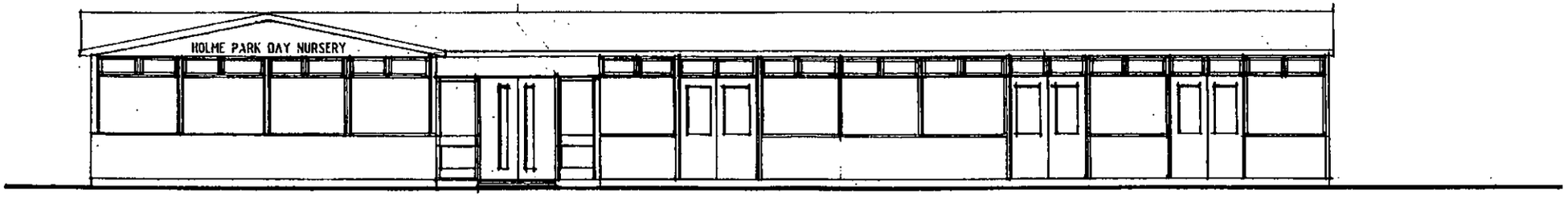
HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9558

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

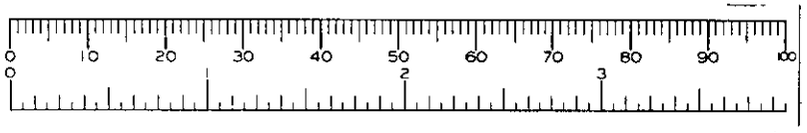
19 MAR 2001 3605



AS EXISTING



AS PROPOSED



Project: HOLME PARK SONNING LANE SONNING

Client: HOLME PARK DAY NURSERY

Drawing: ELEVATION AS EXISTING AND PROPOSED

Scale: 1 : 100

Date: FEBRUARY 2001

Dwg.no: 00 : 1666 : A3 : 4

Rev:

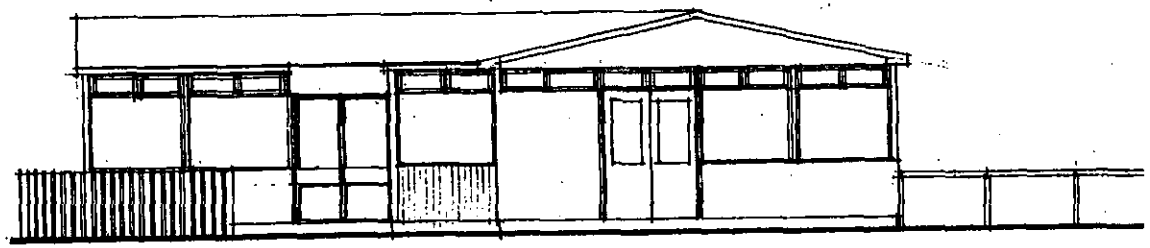
HALSON MACKLEY PARTNERSHIP

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

430

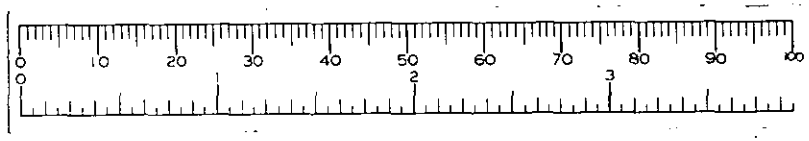
All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

19 MAR 2001 • 3605



1200 mm HIGH CLOSE BOARDED
FENCE TO OUTDOOR PLAY AREA

1 m HIGH POST AND RAIL
TO NURSERY BOUNDARY
TO MATCH EXISTING



Project: HOLME PARK SONNING LANE SONNING

Client: HOLME PARK DAY NURSERY

Drawing: NORTH ELEVATION

Scale: 1 : 100 Date: MARCH 2001

Rev:

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

Memorandum

To: Edwina Field

CC:

From: Joss Miller

Date: 25/07/01

Re: 544 –546 Reading Road, Winnersh

Please find attached a location plan edged in red for use in your Section 106 agreement.

With regard to sports Field, Holme Park Farm Drive, Sonning, could you please contact me on 6463 in order to discuss the related agreement.

Kind regards

Joss Miller

CONFIDENTIAL

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 18 January 2002
My ref. TGW/SB/F/2001/3605
Your ref. KH/1666

S1861

Mr K Halson
Halson Mackley Partnership
4 Alexandra Road
READING
Berkshire
RG1 5PD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir

PLANNING APPLICATION F/2001/3605
PROPOSED CHANGE OF USE FROM SOCIAL CLUB TO CHILDRENS DAY NURSERY
HOLME PARK SPORTS & SOCIAL CLUB, SONNING LANE, SONNING

Thank you for your letter of 15 January. Having checked the file the decision has not been issued.

The planning obligation still remains to be completed, and until the legal agreement has been signed there is no permission for this scheme.

I note a letter on the planning file dated 2 November from my legal colleagues chasing details of your client's solicitors and as noted above until this is resolved there is no permission for the development.

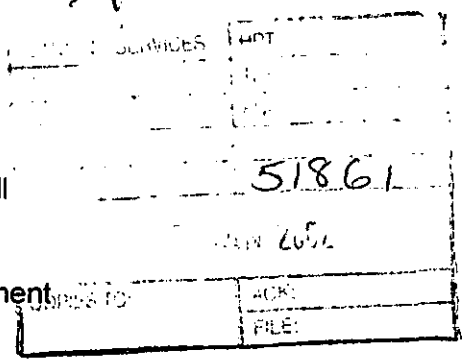
I trust this clarifies the position.

Yours faithfully

TREVOR WATSON
Development Control Manager

your Ref: Jm/JM/F/2001/3605
our Ref: KH / 1666

TW



For the attention of Mr J. Mitchell
Development Control Manager

Environmental Services Department
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR

HALSON MACKLEY PARTNERSHIP

Chartered Architect

4 Alexandra Road
Reading RG1 5PD

Tel: 0118 926 9555
Fax: 0118 926 9556

15 January 2002

Dear Sirs

Re: Proposed Change of Use from Social Club to Childrens Day Nursery
At: Holme Park Sports & Social Club, Sonning Lane, Sonning
For: Holme Park Day Nursery.

We are in receipt of your letter dated 25 July 2001 and further letters from your legal services. Our planning advice is that the Consent Notice has been formally issued. It must follow, therefore, that there can be no further obligation for the applicant to enter into a Section 106 Agreement or otherwise.

However, this situation may be re-addressed come the time when our client wishes to review the planning position both in respect of this building and also the regularisation of uses on the remainder of the site.

Yours faithfully

Keith Halson
Halson Mackley Partnership

c.c. Holme Park Day Nursery

Direct Line: 0118 974 6526

Date: 2nd November 2001

Your ref:

My ref: ECMF/MM/106/SON/4
D3497

Mr. K. Halson
Halson Mackley Partnership
4 Alexandra Road
Reading
Berkshire RG1 5PD

Legal Services
Support Services Department
P O Box 151
Civic Offices
Shute End
Wokingham, Berkshire
RG40 1WH
Tel: (0118) 974 6000
Fax: (0118) 974 6542
Minicom (0118) 977 8909
DX: 33506 Wokingham

Dear Sir,

HOLME PARK SPORTS GROUND, SONNING - APPLICATION F/2001/3605

I refer to my letter of 7th August and am extremely concerned to note I have not heard from you with your client's solicitors details. May I please hear from you as a matter of urgency.

Yours faithfully,

Edwina Farrell
Solicitor

cc: Joss Miller - Planning

Memorandum

To: Edwina Field

CC:

From: Joss Miller

Date: 02/08/01

Re: F/2001/3605 Sports Ground, Holme Park Farm Lane, Sonning.

Please find attached the correspondence you requested, with the agents on it. Also attached is the location plan. I hope this is sufficient for you to proceed with the legal agreement which would consist of Highways Initiatives amounting to £8,000.

If you need any further information, please ring me on 6463, or send me an email. Please accept my apologies for creating additional pressure to your workload due to the need for a quick completion.

Kind regards

Joss Miller

CONFIDENTIAL

* * * COMMUNICATION RESULT REPORT (25.JUL.2001 9:43) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
490	MEMORY TX		901189269556	OK	P. 4/4

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

Tel. 0118 974 6463 (Direct Line)

Date. 25 July, 2001

My ref. Jm/JM/F/2001/3605

Your ref.

Mr K Halson
Halson Mackley Partnership
4 Alexandra road
Reading
Berkshire
RG1 5PD

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
E-mail:

Dear Mr Halson,

RE: PROPOSED CHANGE OF USE FROM SOCIAL CLUB TO CHILDRENS DAY NURSERY AT HOLME PARK SPORTS AND SOCIAL CLUB, SONNING LANE, SONNING. (F/2001/3605)

I am writing to remind you that the decision letter relating to the above application is subject to your client entering into a Section 106 legal agreement to secure financial contributions of £8,000 towards local sustainable transport strategies. I have enclosed the relevant committee report for your records, showing the grounds on which the application was approved.

I hope this information is of use to you. If you have any further queries relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

Enclosure: Committee report for Sports Ground, Holme Park Farm Lane, Sonning.

Application No.	Received	Sonning
F/2001/3605	19.03.01	

Applicant : **Holme Park Sports and Leisure Ltd.**
Location : **Holme Park Sports ground, Sonning Lane, Sonning**
Proposal : **Change of use from social club to children's day nursery.**

1. **Planning History** – The property is currently used as a social club, in conjunction with a larger sports club. The site lies to the west of Sonning Lane and is accessed by a long drive off Holme Park Farm Lane. The building is sited in the south-west corner of the open sports ground. Deliveries and parking would take place to the south of the site.

   In the past the structure was used as a social club, however, the activities were sporadic as it was not used on regular times or dates. For the past two years the building has been largely redundant due to an increase in competition from modern establishments with a wider range of facilities. The playing fields are now let to Reading Blue Coat School and there are separate showering facilities to accommodate the players.

2. **Proposal** – is for the change of use from a social club to a childrens' day nursery. The nursery would provide facilities for 24 children aged 2-5 years, 24 children aged 2-3 years, and 6 children aged 0-2 years. There would be at least 12 members of staff. The opening hours would cover from 07:00 – 18:00 hours. The proposal would not include an increase in volume, though the existing verandah would be enclosed.

3. **Consultations** –
   - ***Highways*** – Requests conditions and Section 106 agreement to secure financial contributions towards the improvement of the Sonning Lane/A4 junction and local sustainable transport initiatives.
   - ***Environmental Health*** – No objections.
   - ***Sport England*** – No comment.
   - ***Social Services*** – No comments yet received
   - ***Parish Council*** – No comments received
   - ***Neighbours*** – No comments received
   - Local member – "Althogh there can be no objection in principle to this application, inevitably there will be an impact on traffic at the A4/Sonning Lane junction, when considered with the existing flows created by Inglewood, Reading Blue Coates School and the Sports Clubs. Any further load at this junction impacts back to the village centre and also on the reliability of bus services. Consideration needs to be given to appropriate junction improvements."

4. **Appraisal** – The main issues are:

   A. Impact on neighbouring properties: LALP Policies LTV2, LBE1, LPS7 and LC1, WDLP Policies WBE1, WIC12 and WCC2, and BSP Policy C6.
   B. Impact on the street scene and the character of the Green Gap: LALP Policy LTV2, LBE1, LPS7 and LC1, WDLP Policies WBE1, WIC12 and WCC2, and BSP Policy C6.
   C. Highways
   D. Comments on representations

A. Impact on the neighbouring properties

This development is situated within the designated Green Gap and countryside. The nearest neighbour is situated 36 metres from the driveway of the proposed development and, therefore, any impact on this property, or any others within the vicinity, would be minimised due to the distance between the applicant's property and that of the neighbours'.

B. Impact on the street scene and the character of the Green Gap

The proposed development would be set back from Holme Park Farm Lane by 140 metres and from Sonning Lane by 160 metres. There is a group tree preservation order that runs the length of the playing fields along Sonning Lane, and this, along with the distance from the roads, would partially obscure any development carried out on this site. Policy LC1 seeks to protect the Green Gap by discouraging development that would detract from the undeveloped appearance or intensify existing sporadic development. The site has already been developed and the current proposal seeks to change the use of the property rather than create additional development. Therefore, this proposal would not have an adverse effect on the character of the Green Gap as there would be no increase in the volume of the building and, so, any impact on this area would be minimised.

C. Highways

Because of the increase in traffic, the Highways officer has requested that the applicant should enter into a suitable legal agreement to secure financial contributions of £8,000 towards local sustainable transport initiatives. A similar Section 106 was agreed by the applicant at Inglewood House, Sonning Lane, Sonning, (which is also a day nursery) when the application was approved at committee on 16.12.98.

Policy LPS7 of the Loddon Area Local Plan and WIC12 of the Wokingham District Local Plan offer a general acceptance to the provision and operation of day nurseries and play groups where they do not adversely affect local amenities. In approving the change of use to a nursery , it has been recognised that the property is well located in terms of its proximity to the main highway, (A4) and because it is separated from any residential properties any noise disturbance to neighbours would be reduced. It is considered that the proposal would not adversely affect the character of the area and, therefore, would not conflict with Local Plan Policies.

D. Comments on representations
Junction improvements have been requested in relation to this application. In order to secure financial contributions for the Highways improvements, a Section 106 agreement would be attached to this application.

5. **Conclusion** – The site is well located in relation to main highway routes, and is well separated from residential areas; it is considered that this location could accommodate an increase in the level of activity without material harm to the character of the surrounding area or the Green Gap.

6. **Recommendation** - GRANT planning permission subject to the applicant entering into a Section 106 agreement to secure financial contributions of £8,000 towards junction improvements at Sonning Lane/A4 and local sustainable transport strategies, and the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The development shall not commence until details of all boundary treatment(s) have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reasons:
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To safeguard the visual amenities of neighbouring properties and the locality.
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

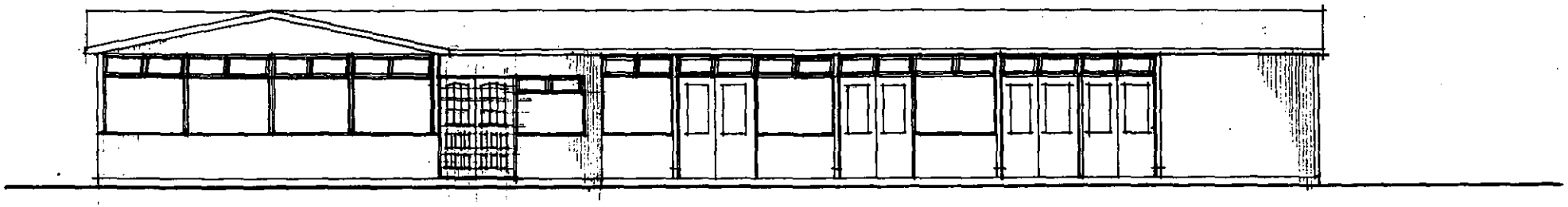
Informative
You are advised, in compliance with the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies EN1, OS1
Loddon Area Local Plan Policy LC1, LTV2 and LPS7
Wokingham District Local Plan Policy WCC2, WIC12

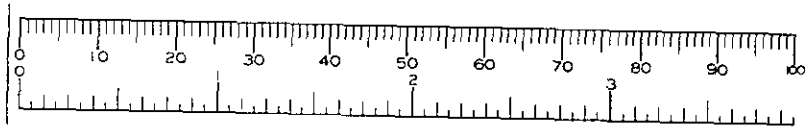
Joss Miller

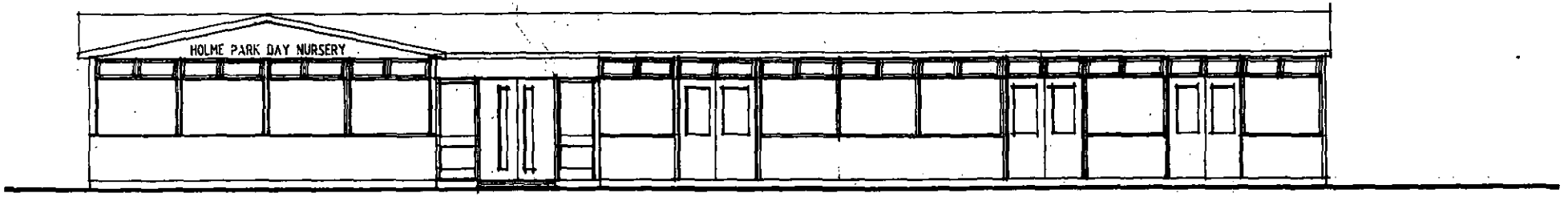
All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

19 MAR 2001 3605



AS EXISTING





AS PROPOSED

Project: HOLME PARK SONNING LANE SONNING

Client: HOLME PARK DAY NURSERY

Drawing: ELEVATION AS EXISTING AND PROPOSED

Scale: 1 : 100 Date: FEBRUARY 2001

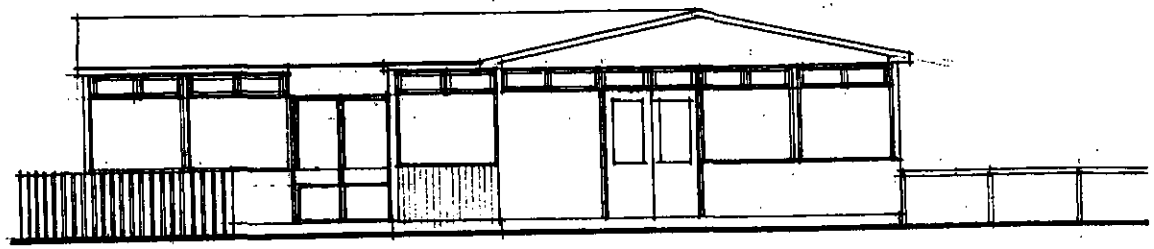
Dwg.no: 00 : 1666 : A3 : 4 Rev:

HALSON MACKLEY PARTNERSHIP

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9666
Fax: 0118 926 9666

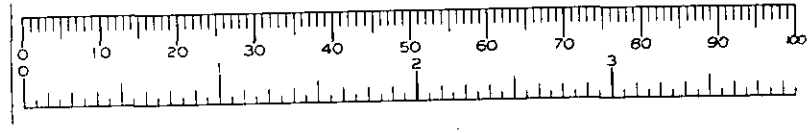
All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

19 MAR 2001 • 3605



1200 mm HIGH CLOSE BOARDED
FENCE TO OUTDOOR PLAY AREA

1 m HIGH POST AND RAIL
TO NURSERY BOUNDARY
TO MATCH EXISTING



Project: HOLME PARK SONNING LANE SONNING

Drawing: NORTH ELEVATION

Scale: 1 : 100 Date: MARCH 2001

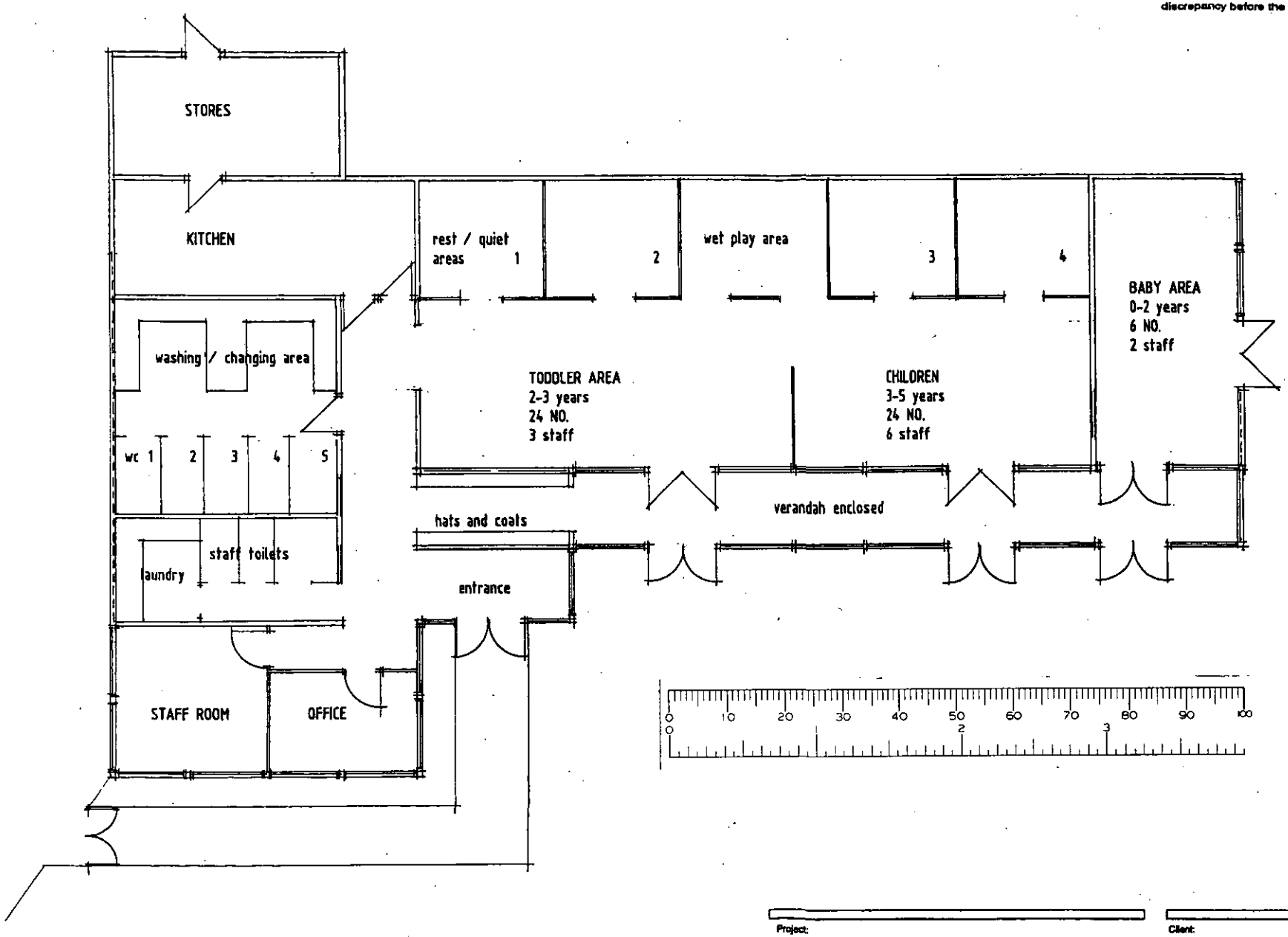
Dwg.no: 00 : 1666 : A3 : 5 Rev:

Client: HOLME PARK DAY NURSERY

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

19 MAR 2001 • 3605



Project:
HOLME PARK SONNING LANE SONNING

Client:
HOLME PARK DAY NURSERY

Drawing:
FLOOR PLAN AS PROPOSED

Scale:
1 : 100

Date:
FEBRUARY 2001

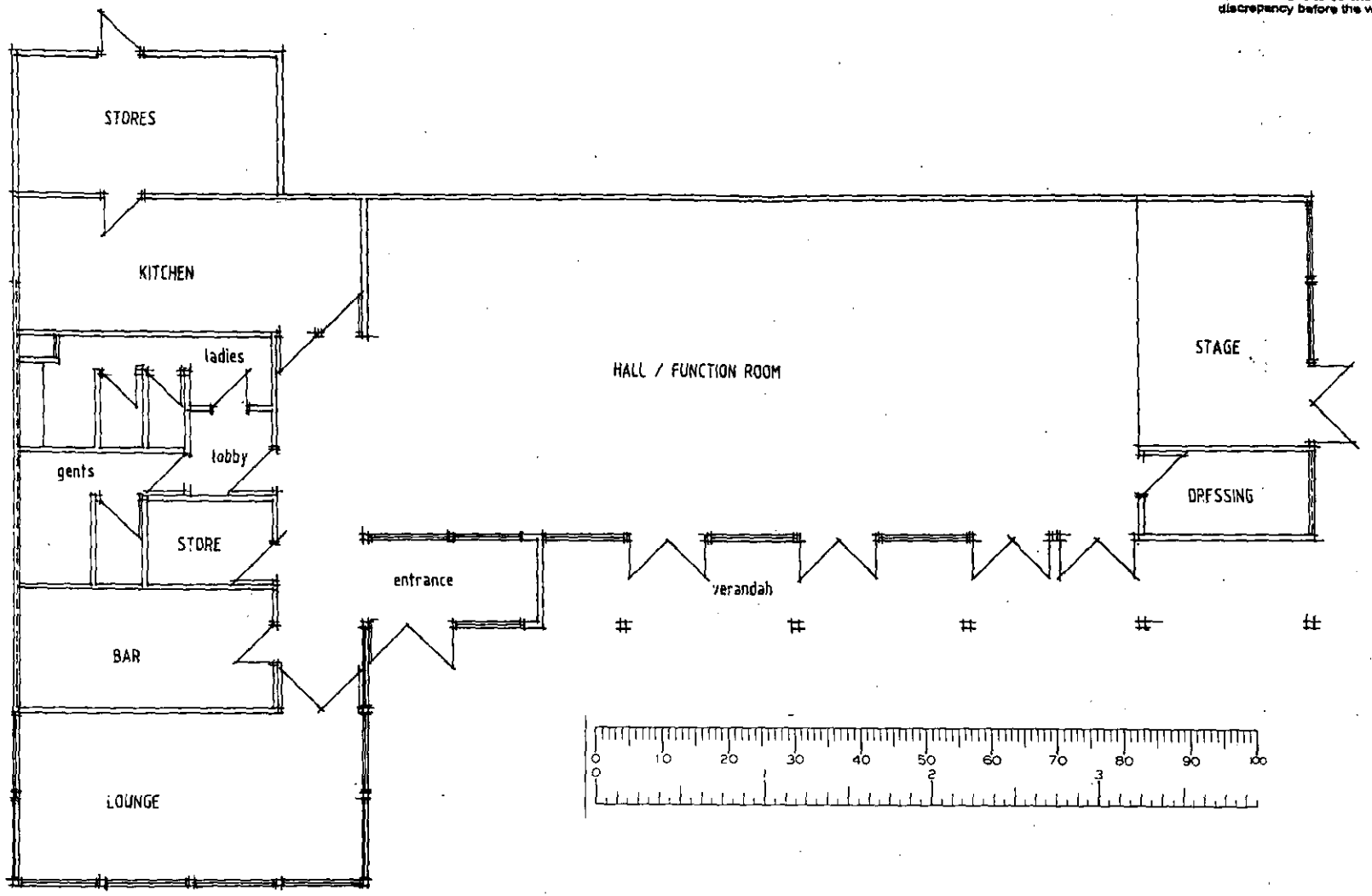
Dwg.no:
00 • 1444 • A3 - 3

Rev:

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9568

19 MAR 2001 * 3605

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.



Project: HOLME PARK SONNING LANE SONNING

Client: HOLME PARK DAY NURSERY

Drawing: FLOOR PLAN AS EXISTING

Scale: 1 : 100

Date: FEBRUARY 2001

Dwg.no: 00 * 1666 * A3 - 2

Rev:

HALSON MACKLEY PARTNERSHIP

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9568

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

19 MAR 2001 • 3605

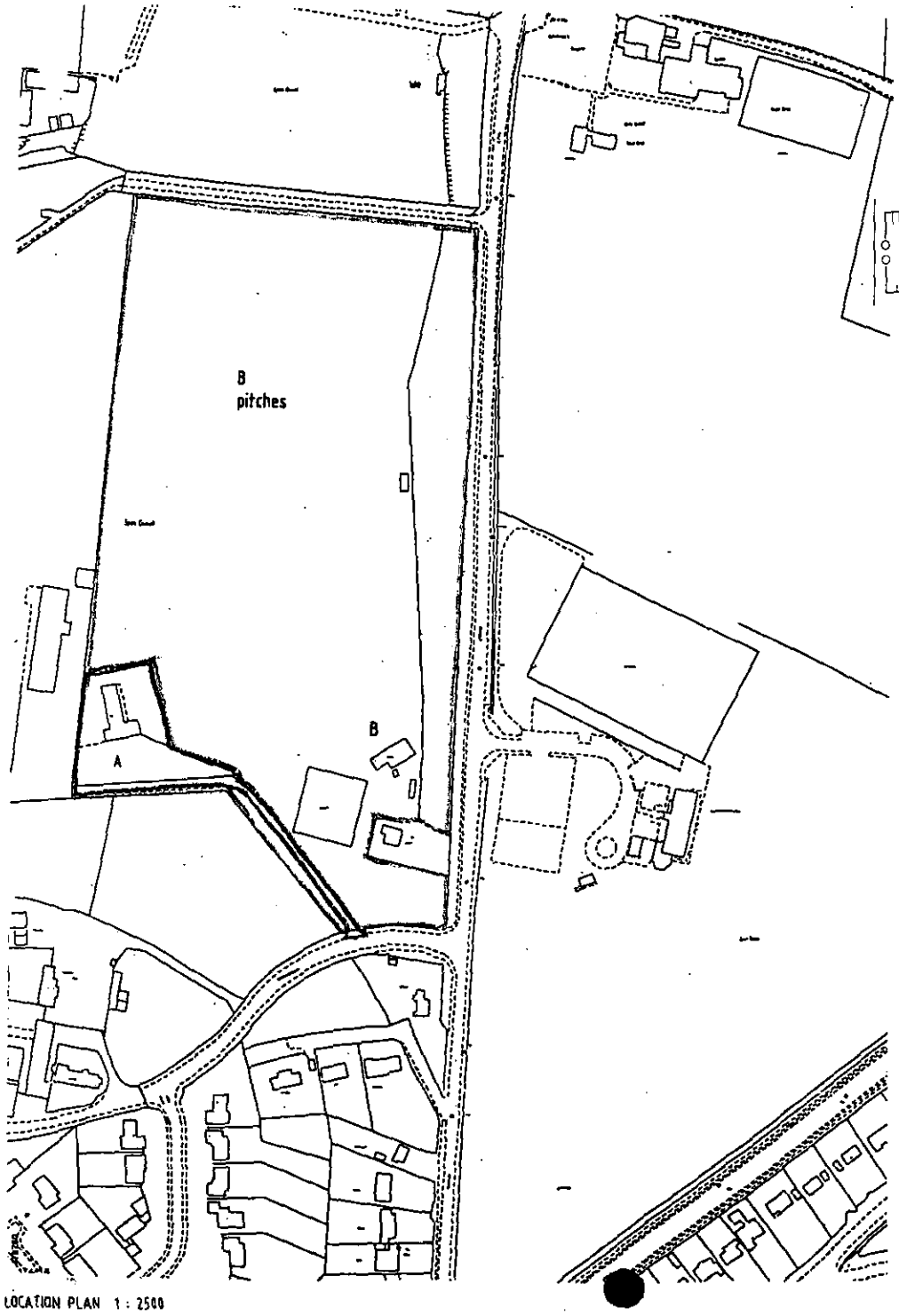
REPRODUCED FROM THE 1 : 2500 ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE © CROWN COPYRIGHT R 155950

0 10 20 30 40 50 60 70 80 90 100

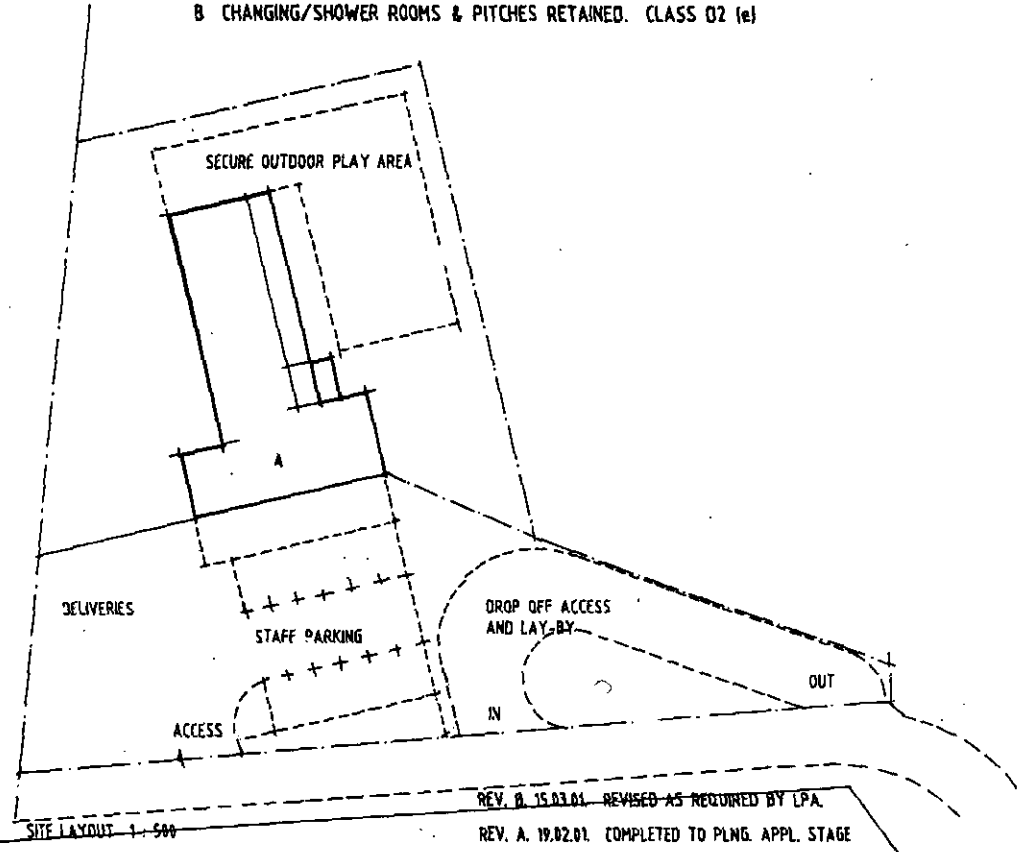
0 2 3

A SITE & BUILDING - CHANGE OF USE TO CHILDRENS DAY NURSERY. CLASS D1 (b)

B CHANGING/SHOWER ROOMS & PITCHES RETAINED. CLASS D2 (e)



LOCATION PLAN 1 : 2500



SITE LAYOUT 1 : 500

REV. B. 15.03.01. REVISED AS REQUIRED BY LPA.

REV. A. 19.02.01. COMPLETED TO PLNG. APPL. STAGE

Project: HOLME PARK SONNING LANE SONNING

Client: HOLME PARK DAY NURSERY

Drawing: LOCATION PLAN : SITE LAYOUT

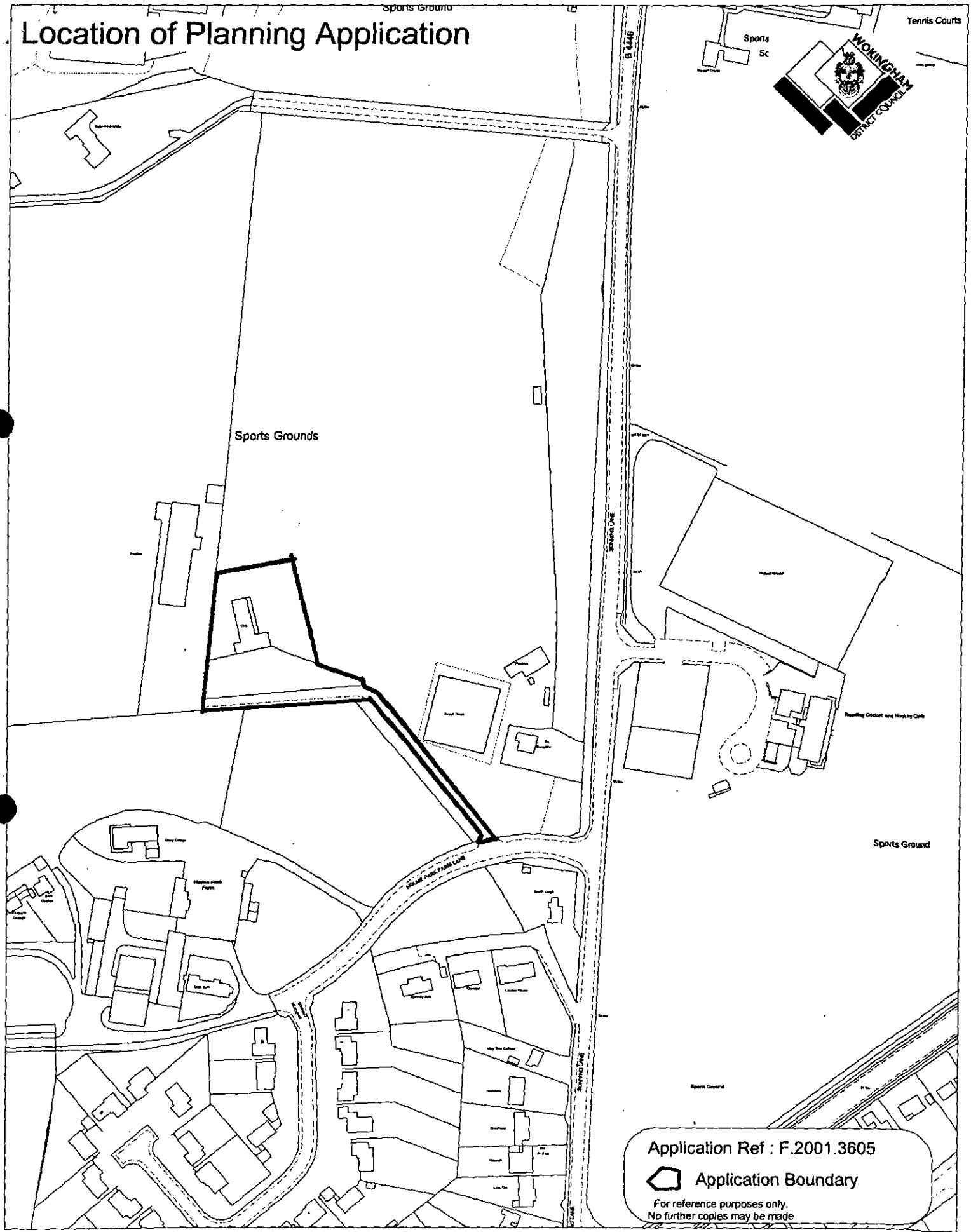
Scale: 1 : 2500 Date: SEPTEMBER 2000

Dwg.no: 00 : 1666 : A3 : 1 Rev: B

HALSON MACKLEY PARTNERSHIP

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

Location of Planning Application



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section. Environmental Services. Wokingham District Council.

11 July 2001

Scale: 1 : 2500

0 10 20 30 40 50 60 70 80 90 100

0 2 3

N W E S

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

DRAFT

Holme Park Sports & Leisure Ltd
C/O Halson Mackley Partnership
4 Alexandra Road
Reading
Berkshire
RG1 5PD

Application Number: F/2001/3605

Parish: **SONNING**

Location: **Sports Ground, Holme Park Farm Lane, Sonning, Reading.**

Proposal: **Proposed change of use of social club to childrens day nursery.**

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. The development shall not commence until details of all boundary treatment(s) have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reason
2. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

Berkshire Structure Plan Policies EN1 and OS1.
Loddon Area Local Plan Policies LC1, LTV2 and LPS7.
Deposit Draft Wokingham District Local Plan Policies WCC2 and WIC12.

John Mitchell
Development Control Manager
Date: 11/07/2001

Notice checked by: _____

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

Joss Miller

From: Nigel Rose [Nigel.Rose@ukgateway.net]
Sent: 22 April 2001 11:15
To: Joss Miller
Cc: John R Mitchell
Subject: Holme Park Sports & Leisure: F/2001/3605

Joss,

Although there can be no objection in principle to this application, inevitably there will be an impact on traffic at the A4/Sonning Lane junction, when considered with the existing flows created by Inglewood, RBCS and the Sports Clubs. Any further load at this junction impacts back to the village centre and also on the reliability of bus services.

Consideration needs to be given to appropriate junction improvements.

Kind regards,

Nigel Rose

The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Unless expressly authorised in writing, disclosure, copying, distribution and/or retention, in part or in whole, of this e-mail is prohibited and may be unlawful.

Nigel Rose cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer and, as such, is not liable for any damage that may be caused as a result.

Please delete this e-mail if it is not intended for you.

MEMORANDUM

From Steve Auton P10
To Joss Miller F/2001/3605

Childrens Day Nursery, Holme Park, Sonning

I attach a copy of a fax. Received from Halson Mackley P'ship indicating an adjustment to the proposed parking/ drop-off arrangements for the above.

While not being the ideal solution, I think it will work and will accept the revised proposals.

Steve Auton

fax message from: Halson Mackley Partnership

Chartered Architect
4 Alexandra Road
Reading RG1 5PD

Tel: 0118 926 9555
Fax: 0118 926 9556

To: **Steve Auton : Highways**
Company: **Wokingham District Council**
From: **Keith Halson**

Date: **12 Jun 2001**
Time:
Ref: **1666**

Pages: **2** including this header.
Please telephone if all pages are not received.
Original to be posted? **no**

Subject: **Children's Day Nursery : Holme Park : appl. no. F/2001/3605**

Message:

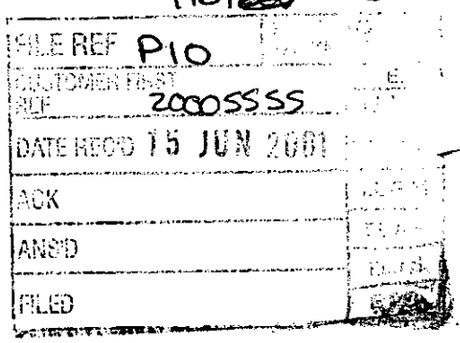
Further to your discussions with Joss Miller and our conversation this morning we attach our draft revised parking layout for your further comment prior to amending the drawing and formally submitting.

We have retained the lay-by form as we consider this to be a safer method of "dropping off", not involving reversing and manoeuvring as in normal parking areas.

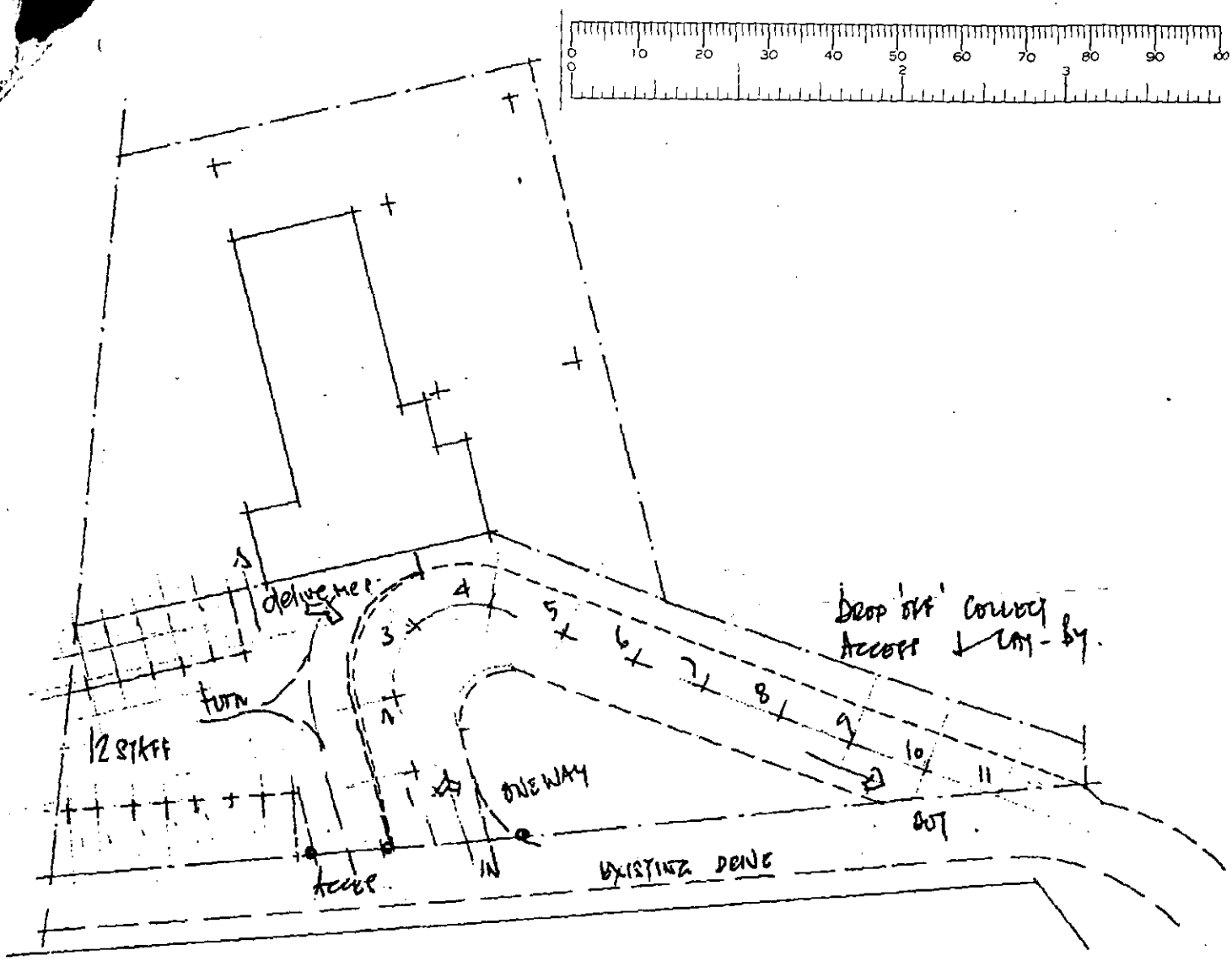
If you do not agree and require the area to be laid out as the staff car park please advise.

Keith Halson

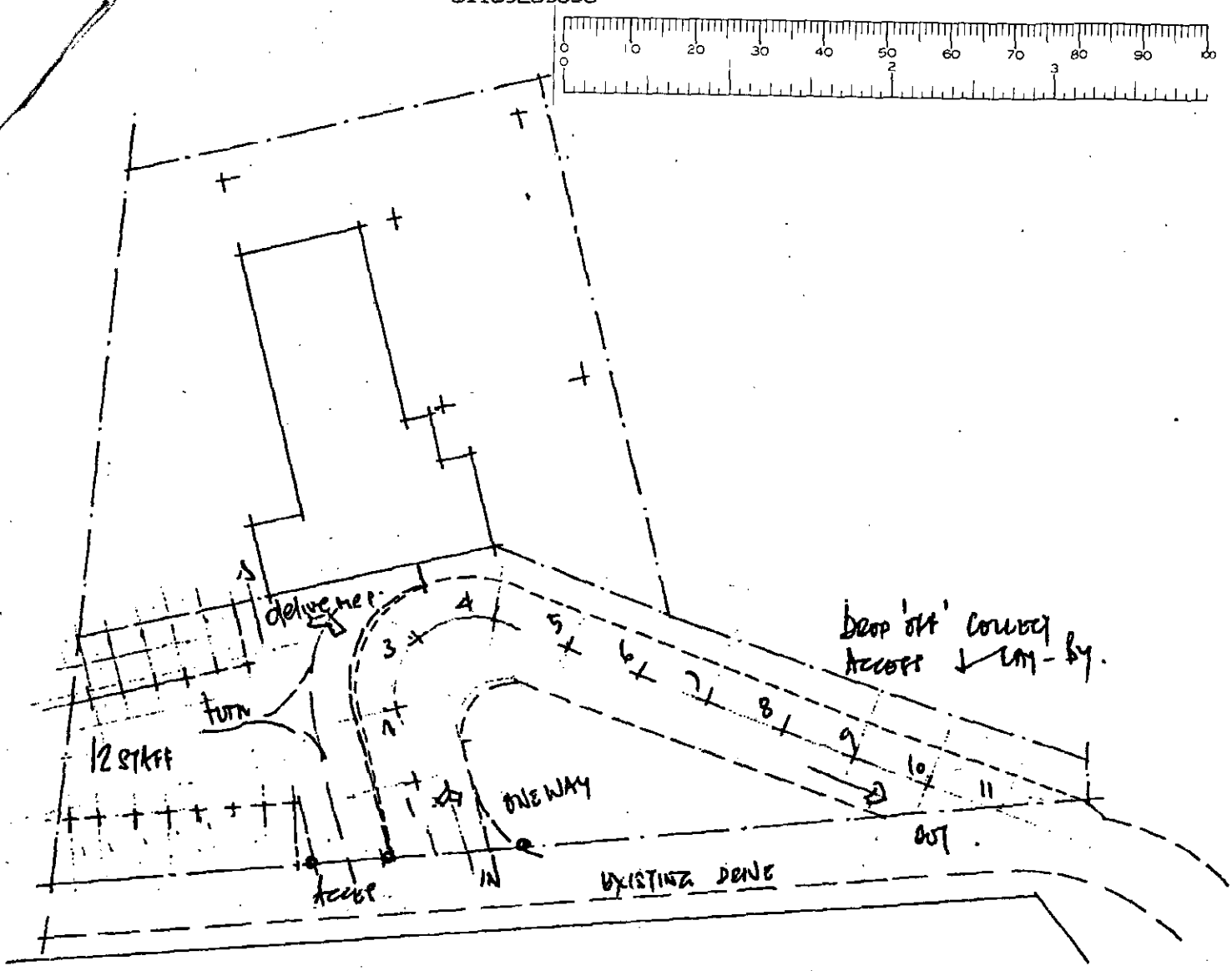
Planning
HDI



SNA won



ADDITIONAL PLAN



ADDITIONAL PLAN

Memorandum

To: Steve Auton

CC:

From: Joss Miller

Date: 08/06/01

Re: Holme Park Sports ground, Sonning lane, Sonning (F/2001/3605)

Could you please clearly explain why the applicant should pay the sum of £8,000 towards highways initiatives. The agent has requested the information and it would need to be included in the committee report.

Thankyou

Joss miller

ENVIRONMENTAL

Spoke to Mr Hulsen & requested car parking plan & Section 106 for £8,000. Gave him Steve Anton's no. so he could liase re parking. Explained it would have to go to committee, possibly in July if the amendments (parking) had been dealt with. Ben then.

6/6/01

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 03 April 2001

Application Number: F/2001/3605

Proposal: Proposed change of use of social club to childrens day nursery.

Parish: SONNING PARISH

Site Address:
Sports Ground, Holme Park Farm Lane, Sonning, Reading.

Applicant:
Holme Par Sports & Leisure Ltd C/O Halson Mackley Partnership.

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).

Comment

1. Additional parking, clear of the lay-by, is required to allow vehicles to avoid 'backing-up' into the access to the Rugby Club.
2. A contribution as that secured under P.A. 67403 will be required to be covered by a legal agreement for improvements to the junction of Sonning Lane with the A4 and local sustainable transport initiatives

Signed: _____ **Print name:** S.W. Arron

9.5.01

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Suzanne McLaughlin
Environmental Health

My Ref: SEM/20010081

To: Joss Miller
Development Control

Your Ref: F/2001/3605

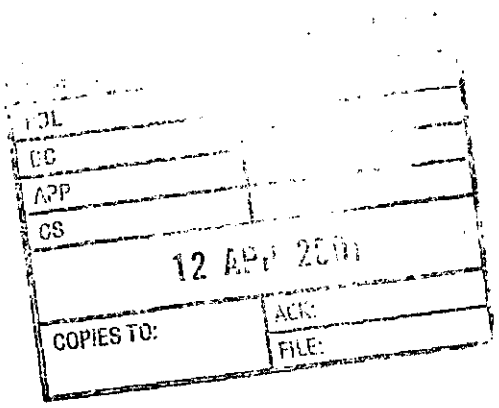
Date: 10 April 2001

Proposed change of use of social club to childrens day nursery.

Sports ground, Holme Park Farm Lane, Sonning.

I have reviewed the environmental health implications of the application and do not have any objections.

SEMcLaughlin



9 April 2001

Planning Services
Environmental Services Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

POL	TLS
DC JKM	ENF
APP	
CS	
11 APR 2001	
COPIES TO:	ACK:
	FILE:

42210

SPORT ENGLAND

South East Region
51a Church Street
Caversham
Reading
Berkshire RG4 8AX

Telephone: 0118 948 3311
Fax: 0118 947 5935
Website: www.english.sports.gov.uk

For the attention of Joss Miller

Our Ref: PL/BERK/WON/PA.GB

Dear Sir/Madam

PROPOSAL: PROPSED CHANGE OF USE OF SOCIAL CLUB TO CHILDRENS DAY NURSERY
AT: SPORTS GROUND, HOLME PARK FARM LANE, SONNING, READING
REF: F/2001/3605

Thank you for consulting Sport England South East Region on the above application.

Sport England has no comment to make on the proposal. I would be grateful if you would inform me of the outcome of the application.

Yours faithfully

pp S Shirley

Guy Bailey
Development Manager

Direct Line 01273 644105
Fax: 01273 644102
Email guyb@english.sports.gov.uk

Chair: Trevor Brooking CBE
Senior Vice-Chair: Des Wilson Vice-Chair: Tessa Sanderson OBE
Chief Executive: Derek Casey
Regional Director: David Dolman

Sport England is the brand name of the English Sports Council which is the distributor of Lottery funds to sport

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP (*) ATTACHED

Start date: ~~22 FEB 2001~~ Valid 13 MAR 2001

Officer: JM

Application No. F/2001/3605

Map No. 36 Site ...038...

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

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

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

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

Description:

(F.) PROPOSED CHANGE OF USE OF SOCIAL CLUB TO CHILDRENS DAY NURSERY

Location: HOLME PARK SPORTS GROUND, ~~SONNING LANE~~ Holme Park Farm Lane

Parish: SONNING Ward: Sonning 3.4.01 JB

Applicant: HOLME PARK SPORTS & LEISURE LTD

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (2) 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	include access in red line	9/3	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties	building not marked A	9/3	✓
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Side elevation of new entrance & enclosed verandah.	9/3	✓
6	Floor plans	& elevations of new fence		
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 : 3.4.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services ✓ .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services ✓ .....
Highways ✓ .....
- Wokingham District Sports Council ✓
- Disabled Access Officer ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (Green Gap/wedge Rural Area)

.....

.....

Pre-app attached

NEIGHBOURS:

S/N + See map

19.MAR2001* 3605

HALSON
MACKLEY
PARTNERSHIP

Chartered Architect

4 Alexandra Road
Reading RG1 5PD

Tel: 0118 926 9555
Fax: 0118 926 9556

Your Ref: NL/Sonning/Pre-apps.
Our Ref: KH/SAW/1666

For the attention of Nicola Lake
Senior Planning Officer

Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR

19 MAR 2001

15 March 2001

Dear Sirs

Re: Proposed Change of Use from Social Club to Childrens Day Nursery
At: Holme Park Sports & Social Club, Sonning Lane, Sonning
For: Holme Park Day Nursery

Further to our application dated 21 February 2001, which was returned to us on the 12 March, we enclose our re-submission which has been amended as listed in your Schedule dated 9 March 2001.

We refer to your letter of the 23 October 2000 and enclose the following application for Change of Use under the Town & Country Planning Acts:-

6 copies of Application Form, Parts 1 & 2
Certificate A
6 copies of Drawing Nos:

00:1666:	A3:1	Rev.B	Location : Site Plans
	A3:2		Floor Plan as Existing
	A3:3		Floor Plan as Proposed
	A3:4		Elevation as Existing and Proposed
	A3:5		North Elevation
Planning Application Fee:	£190.00.		

With regard to your concern at the permanent loss of a recreation / leisure facility, the proposal does not in fact involve any loss. You have noted that these facilities are adequately served by building B shown on the Location Plan, moreover local football is still being played on the pitches, which demonstrates that there is no loss of recreational facilities.

As to the leisure element, i.e. events, functions and meetings, we would advise that our clients have owned the building for some time and there is diminishing demand in the use of the building for that purpose. You will be aware of the increase in quality facilities, both in the immediate area [Reading Rugby Club, Reading Cricket and Hockey Club and the former Berkshire County Council premises] and the District in general.

Your suggestion that the building could be used as a children's nursery on weekdays and for functions / events in the evenings and at weekends is not practical, as the facilities required for child care are quite different to those for social functions. The applicants have considerable experience in the management of all types of buildings and also confirm that this mix of uses would be impossible to manage.

With regard to your request for further information, we confirm the following:-

Number and age of children to be cared for: 24 : 2-5 years
24 : 2-3 years
6 : 0-2 babies

Number of staff: Manager + 11 min.

Opening hours: 7-00am – 6-00pm Monday-Friday

Parking spaces [see site layout].

We trust that after further detailed consideration of this application you will be able to recommend approval to the Planning Committee. However should you require any further information prior to the completion of your report please do not hesitate to advise.

Yours faithfully

KEITH HALSON
HALSON MACKLEY PARTNERSHIP

Encs: As listed above

c.c. Holme Park Day Nursery [& enclosures]

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 0 Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

19 MAR 2001 • 3605

1.	APPLICANT'S NAME	Holme Park Sports & Leisure Limited
	ADDRESS	c/o Halson Mackley Partnership
		4 Alexandra Road Reading Berkshire
	POST CODE	RG1 5PD PHONE
2. If the applicant has an agent all correspondence will be sent to the agent	AGENT'S NAME	Halson Mackley Partnership
	ADDRESS	4 Alexandra Road
		Reading Berkshire
	POST CODE	RG1 5PD PHONE 0118 926 9555
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	Holme Park Sports Ground
		Sonning Lane Sonning
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Change of Use from Social Club to
		Childrens Day Nursery
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.28
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	see application letter

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.

Vacant Social Club

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.

Existing building to be refurbished

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.

1200 mm high fence

16. HOW WILL SURFACE WATER BE DISPOSED OF?

to existing system / soakaways

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

Existing access to remain

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

no

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

£190-00

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 **Halson Mackley Partnership** ON BEHALF OF **the Applicant** DATE **21.02.01**

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".

1780

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				
B I (a)	OFFICE (other then 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				285
D2	ASSEMBLY AND LEISURE		285		
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		285		285

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	50+	nil
Proposed	12min.	nil

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

Childrens Day Nursery

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

Holme Park Day Nursery
not applicable
not applicable

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
		12min.	12min.

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"

19.MAR2001* 3605

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 then 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				285
D2	ASSEMBLY AND LEISURE		285		
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		285		285

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	50+	nil
Proposed	12min.	nil

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

Childrens Day Nursery

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

Holme Park Day Nursery
not applicable
not applicable

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
		12min.	12min.

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".

1789/a

SECTION 66 CERTIFICATE

Application No.

19.MAR2001*

19.MAR2001* 3605

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:

1 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 issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the 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 Halsall Mackley Partnership

On behalf of Holme Park Sports & Leisure Limited

Date 15.03.01

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

1) SPORTS GROUND, W. SIDE OF SONNING LANE, E

ADDRESS OFF HOLME PARK FARM LANE PARISH SONNING

PLOT No. ~~SEE H.R.S.G. UNDER SONNING LANE~~ ORD. SHEET No. SU.7574 (36)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
26/49	Western Manufacturing Est. Ltd	Pavilion & Lav. accomodation	5.8.49	App. App.
18/49	Reading Aerodrome Sports Club	Alterations & Additions to Existing Pavilion	13.12.49	App. App.
94/52	Berks. Wanderers Rugby F.C.	New Pavilion	14.10.52	App. App.
84/53	Trustees, Berks. Wanderers F.C.	Outline	14.4.53	N/A. Refuse
03/53	Berks. Wanderers Rugby F.C.	Club Rooms & Changing Rooms	14.4.53	App. App.
09/53	Reading Aerodrome Sports Club	Outline	10.12.53	N/A. Refuse
32/54	"	"	14.9.54	N/A. C/A.
82/54	"	Advertisement sign at Entrance to Sports Ground	22.9.54	N/A. C/A.
/37/59	Reading Rugby F. Club	Addition to Club House	14.4.59	App. App.
)/365/63	"	Extn. to Changing Rooms	11.7.63	App. N/A.

DATE OF COMPLETION

MINISTRY DECISION Appeal Dismissed by Min of H.&L.G. 21/12/53 (184/53)

SPECIAL ORDERS

DRAINAGE

2) SPORTS GROUND W. OF SONNING LANE, E

ADDRESS OFF HOLME PARK FARM LANE PARISH SONNING

PLOT No. ~~SEE H.R.S.G. UNDER SONNING LANE~~ ORD. SHEET No. SU.7574 (36)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
/217/65	Adwest Group. Ltd (Reading)	Club House	2.9.65	App. 30.9.75 T.P.
/302/66	Reading Rugby Football Club.	Club House	27.10.66	N/A. C/A.
/221/68	"	Club House	13.6.68	App. C/A.
/427/69	"	(a) Playgroup in New Clubhouse (b) Retain old Club Hse for 3 years	27.11.69	N/A. C/A.
023/54	Reading Aerodrome Sports Club	Det Bungalow in S.E. Corner	6.5.55	App C/A
/115/70	Reading Rugby Football Club	Ext to Sports Club	19.3.70	N/A App
/46/70	"	outline - 1 Det Hse on N.W. Corner of site	19.3.70	N/A Refuse
92/73	"	renewal of TP for changing room	25.1.73	App 31.1.74 TP 31.10.76
[illegible]	"	[illegible]	31.10.74	- C/TP
SR 3266	"	LOUNGE BAR - 2 SQUASH COURTS	20.5.75	APP. N/A

DATE OF COMPLETION 1023/54 Completed Nov 1955.

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(3) SPORTS GROUND, SONNING LANE - W. SIDE

ADDRESS (OFF HOLME PARK FARM LANE) PARISH SONNING E

PLOT No. ORD. SHEET No. SU.7574 (36)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03271	READING RUGBY CLUB	2 SQUASH COURTS ETC.	4.9.75	N/A REF
03746	ADWEST PROPERTIES LTD.	RENEWAL TIME LIMIT ON CLUBHOUSE	18.12.75	N/A 31.9.85 T.P.
04141	Reading Rugby Club	2 squash Courts, Changing accom lounge bar + meeting Rooms	20.2.76	N/A C/A
BR 4856	" " "	EXT TO CLUBHOUSE - SQUASH COURTS	18.6.76	APP N/A
05572	" "	RENEW TIME LIMIT ON MOBILE HOME ADS TO CLUB HOUSE	25.11.76	N/A T.P. 31.10.76
09671	"	"	14.12.78	N/A 31.10.80 T.P.
BR 11618	"	Stewards Bungalow	6.8.79	APP N/A
11442	"	"	27.9.79	N/A C/A
12558	" "	" "	14.2.80	N/A C/A
17725	"	4 ADD FLOODLIGHTS	1.7.82	N/A C/A
18235	"	NC LOP SQUASH CLUB / IMPROVE BAR FACILITIES	21.10.82	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 09671 - SITE LICENCE

DRAINAGE

091074

(4) SPORTS GROUND - W. SIDE (READING RUGBY CLUB)

ADDRESS SONNING LANE PARISH SONNING

PLOT No. (OFF HOLME PARK FARM LANE) ORD. SHEET No. SU.7574 (36)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR25013	R.R.F.C.	PORCH TO MEMBERS' BAR / ALTS TO ACCESS SQUASH COURTS	15.7.85	APP N/A
23776	ADWEST	T.P. FOR CLUBHOUSE	17.7.85	N/A 30.9.[illegible] TP
27414	R.R.F.C.	RELOCATE GRANDSTAND	18.3.87	C/A
BRA 5538	"	DRAINAGE	13.7.88	APP
35213	ADWEST	1 x 5 bed house + garage	29.5.90	WD
406[illegible]	R.R.F.C	S/ST. EXT. TO CLUBHOUSE	23.3.93	C/A
LP93/1805	"	EXTS/ALTS. TO FORM NEW FITNESS CENTRE + WASHROOMS	4.10.93	C/APP
45097 / 95/61189/F	ADWEST	RENEWAL CONSENT FOR SPORTS CLUBHOUSE	19.12.95	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

(5) READING RUGBY CLUB

ADDRESS SONNING LANE PARISH SONNING

PLOT No. OFF HOLME PARK FARM LANE ORD. SHEET No. SU 7374 (36)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64046/E	R.R.F.C. APPEAL	UPGRADE FLOODLIGHTING SYSTEM	2.9.96	R+A
97/65307/A	"	ALTS/EXTS. TO FORM FUNCTION ROOM, VIEWING BOXES, OFFICES & TOILET FACILITIES	19.6.97	C/A
98/67892/T	"	Erect 2 TV Camera Stands + Retention for Temp. Period 5 years (Retro)	15.10.98	C/A.

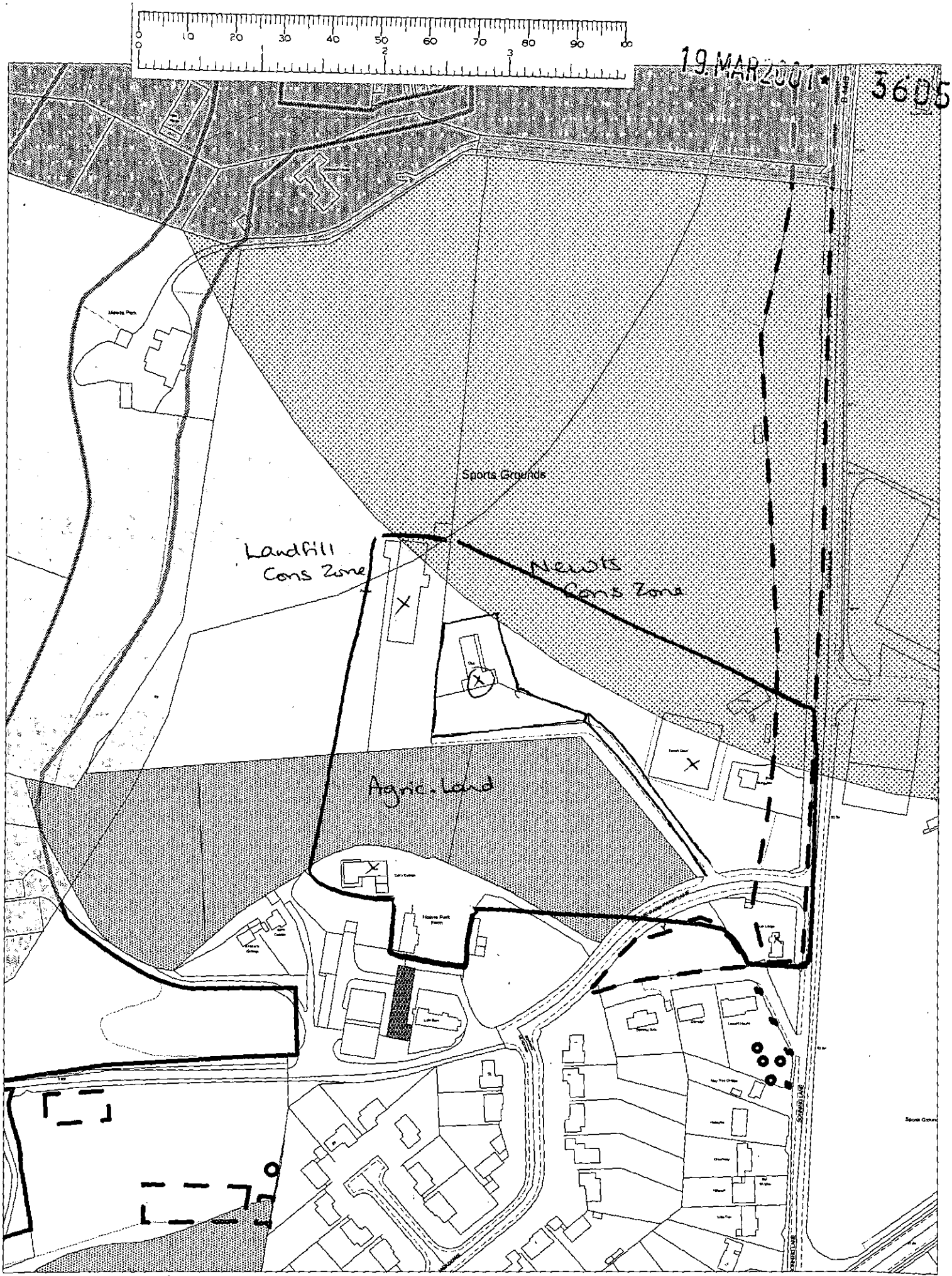
MINISTRY DECISION

SPECIAL ORDERS

CONDITION MONITORING RECORD SHEET

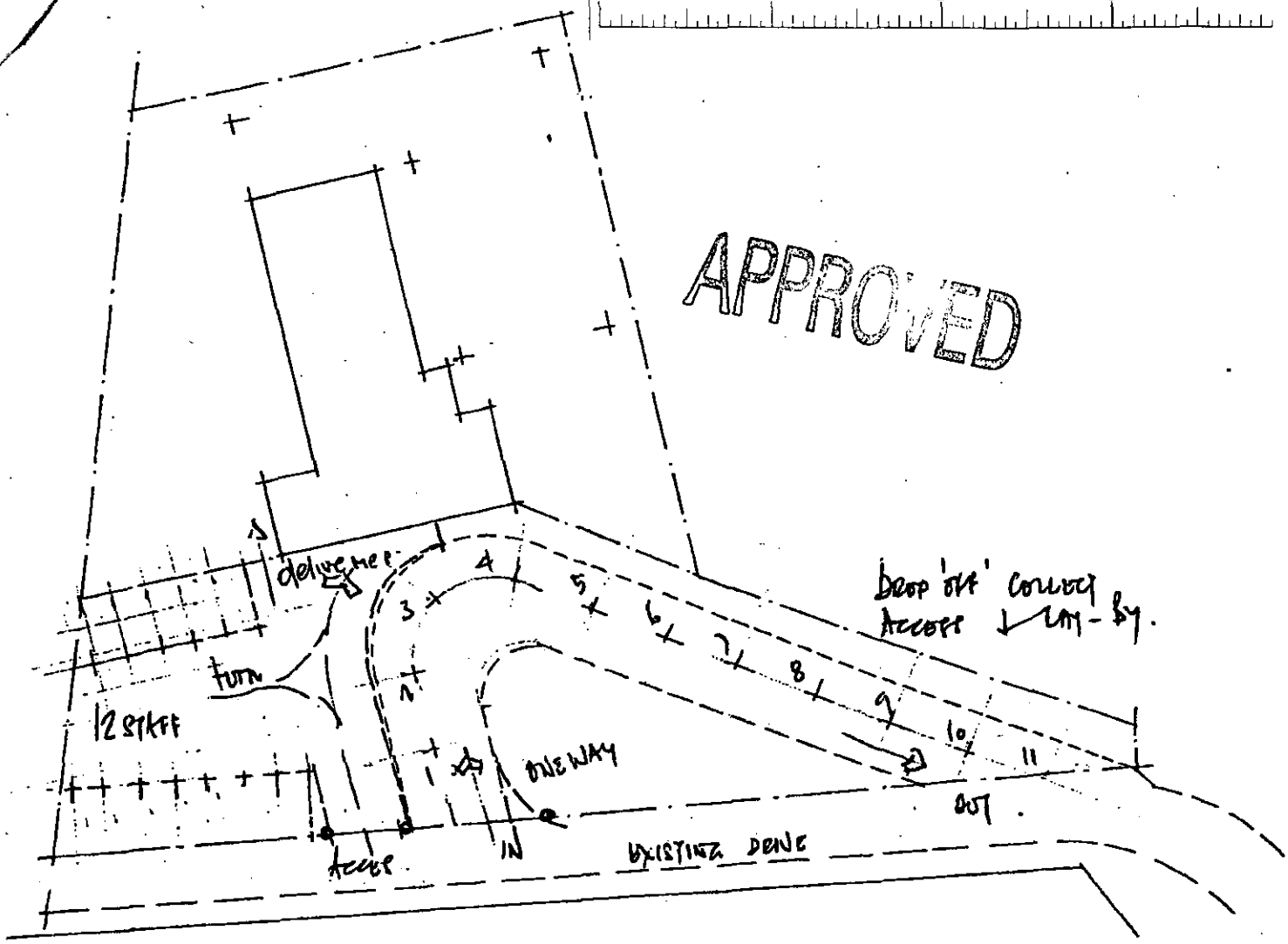
APPLICATION NO: **F/2001/3605**
CASE OFFICER: **Joss Miller**
SECTION 106 AGREEMENT Yes ☐ No ☐

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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
2 March 2001 Scale: 1 : 2500

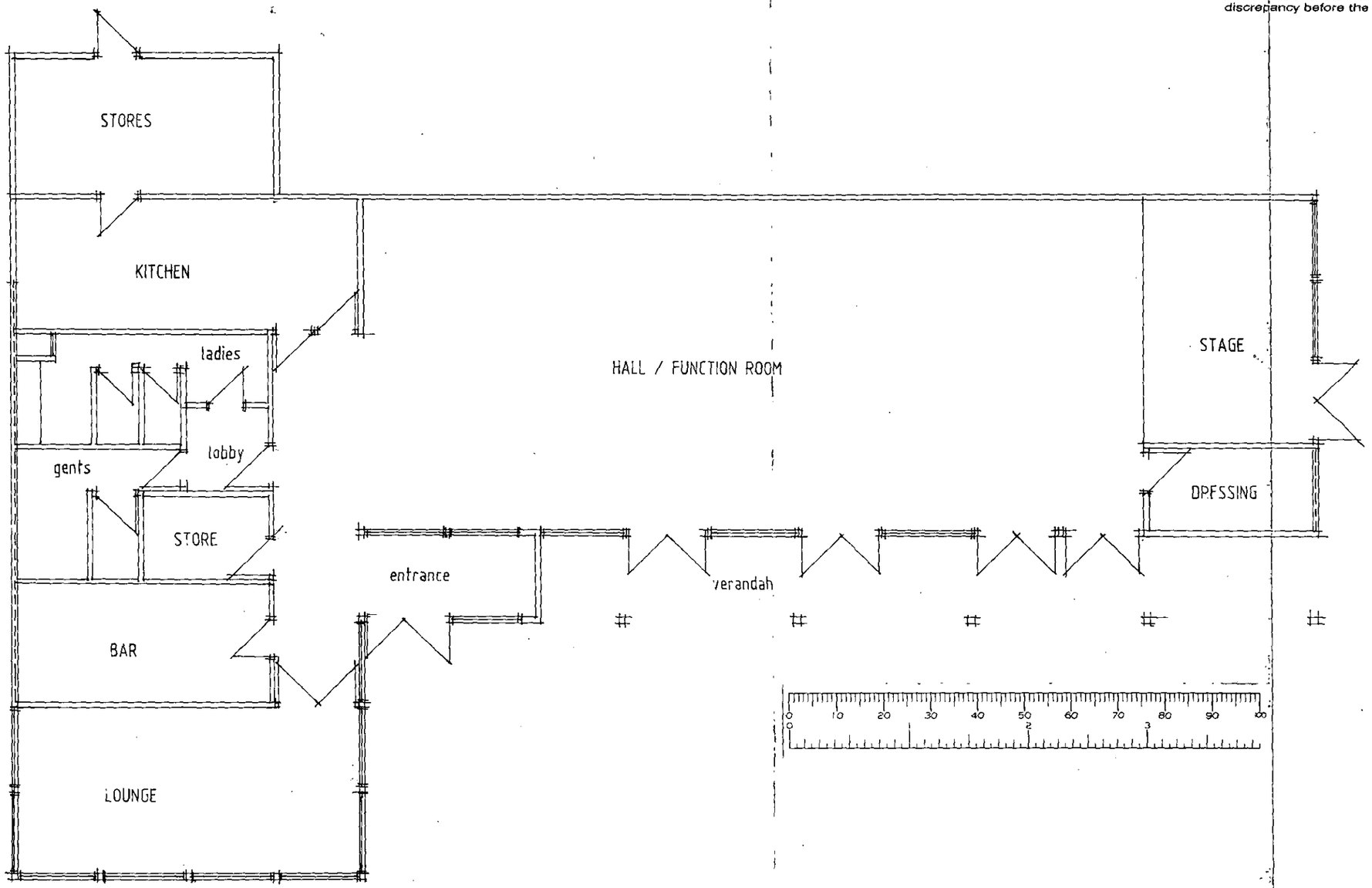


ADDITIONAL PLAN

APPROVED

19.MAR2001 * 3605

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.



Project: HOLME PARK SONNING LANE SONNING

Client: HOLME PARK DAY NURSERY

Drawing: FLOOR PLAN AS EXISTING

Scale: 1 : 100

Date: FEBRUARY 2001

Dwg.no: 00 : 1666 : A3 : 2

Rev:

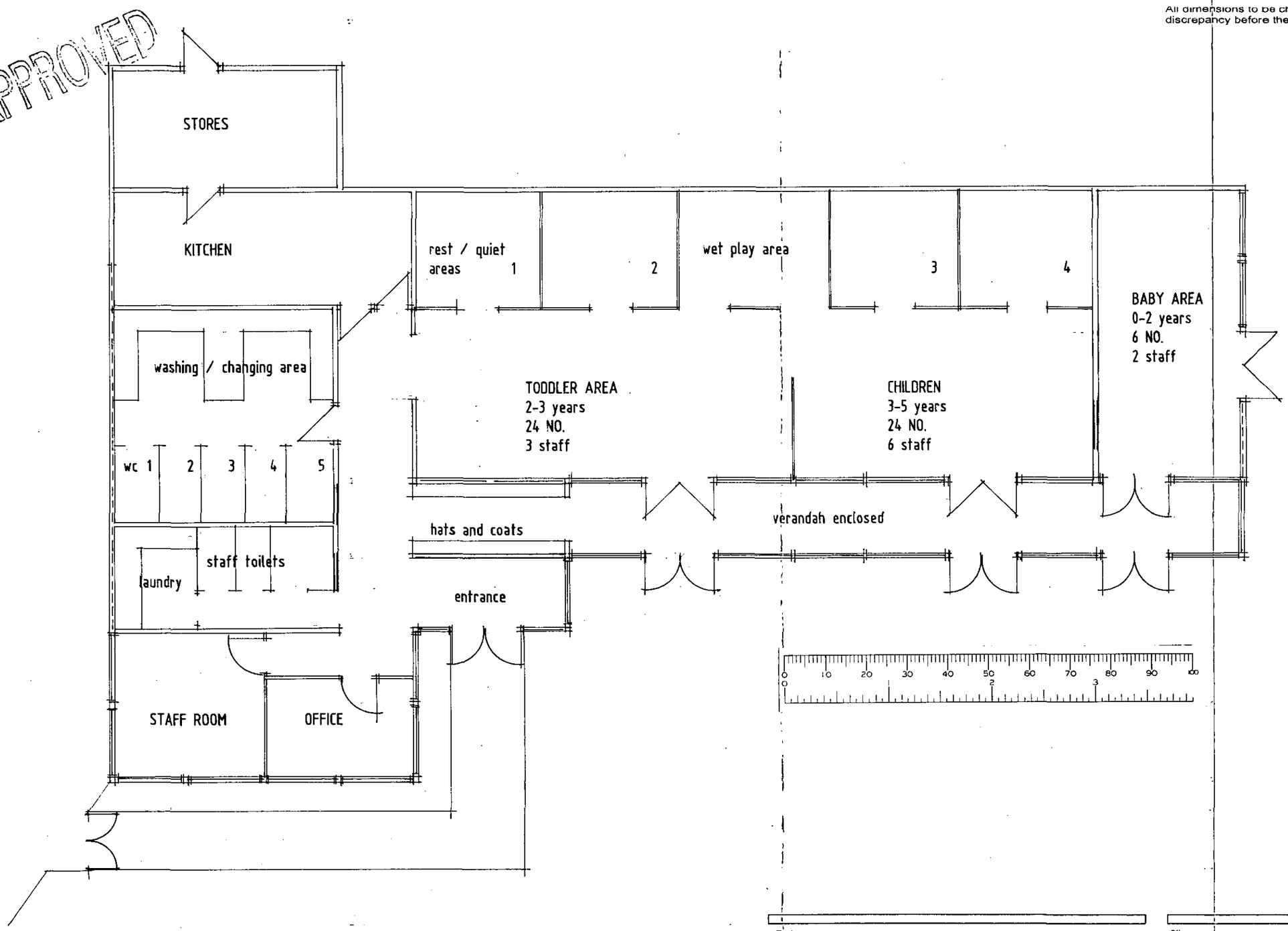
HALSON MACKLEY PARTNERSHIP

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

APPROVED

19 MAR 2001 • 3605



Project:
HOLME PARK SONNING LANE SONNING

Client:
HOLME PARK DAY NURSERY

Drawing:
FLOOR PLAN AS PROPOSED

Scale: 1 : 100

Date: FEBRUARY 2001

Dwg.no: 00 : 1666 : A3 : 3

Rev:

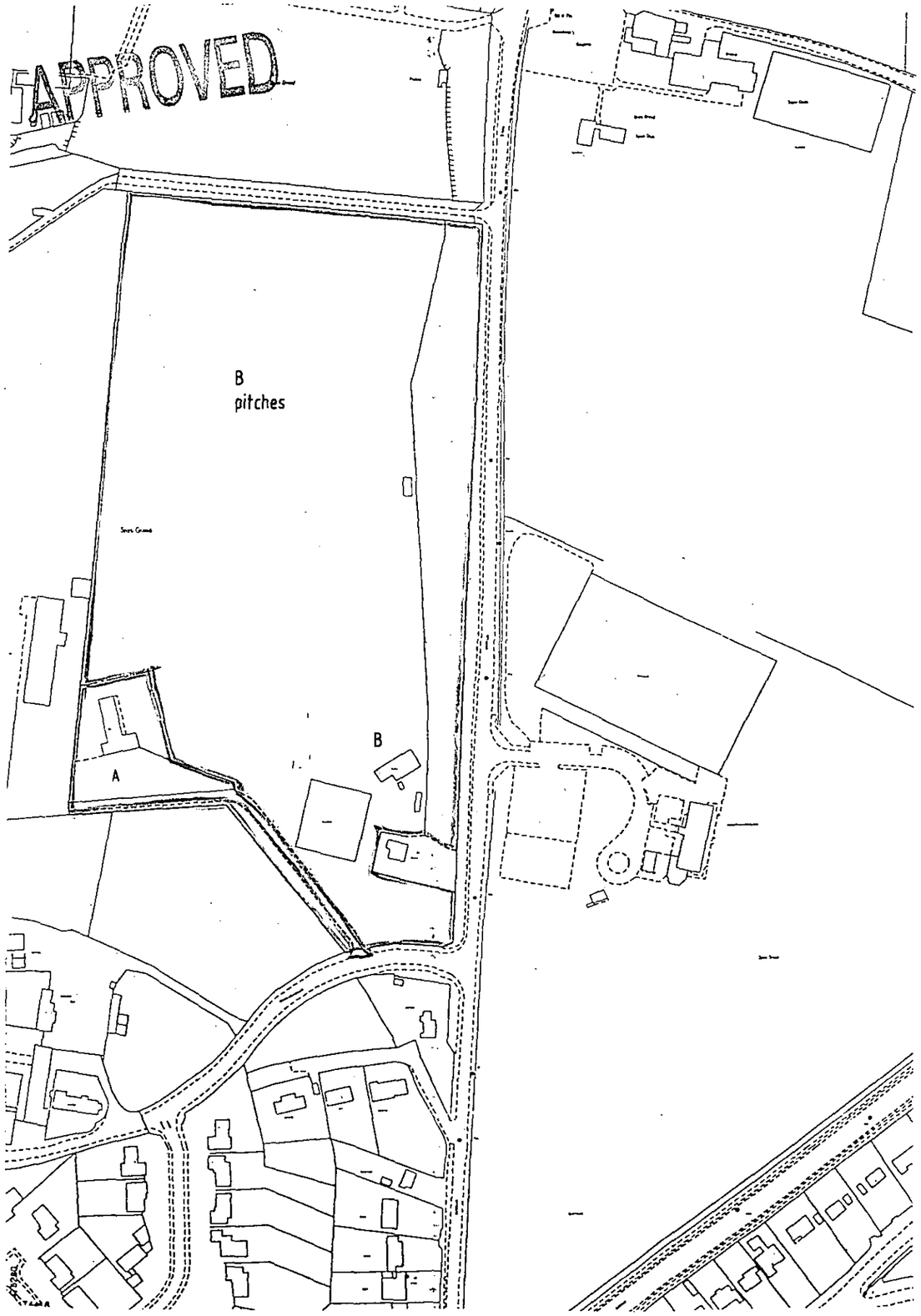
HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

APPROVED

19 MAR 2001 * 3605

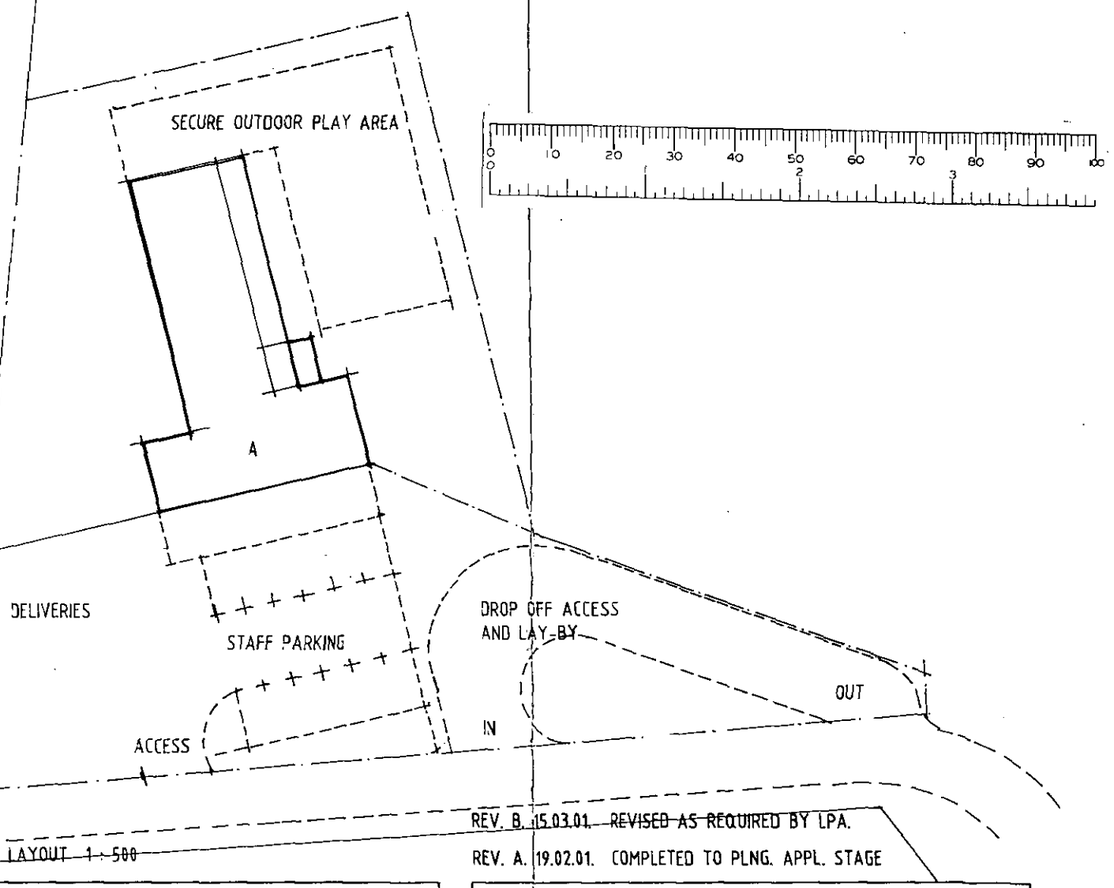
REPRODUCED FROM THE 1 : 2500 ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE © CROWN COPYRIGHT
AR 155950



LOCATION PLAN 1 : 2500

A SITE & BUILDING - CHANGE OF USE TO CHILDRENS DAY NURSERY. CLASS D1 (b)

B CHANGING/SHOWER ROOMS & PITCHES RETAINED. CLASS D2 (e)



SITE LAYOUT 1 : 500

REV. B. 15.03.01. REVISED AS REQUIRED BY LPA.

REV. A. 19.02.01. COMPLETED TO PLNG. APPL. STAGE

Project:
HOLME PARK SONNING LANE SONNING

Client:
HOLME PARK DAY NURSERY

Drawing:
LOCATION PLAN : SITE LAYOUT

Scale: 1 : 2500

Date: SEPTEMBER 2000

Dwg.no: 00 : 1666 : A3 : 1

Rev: B

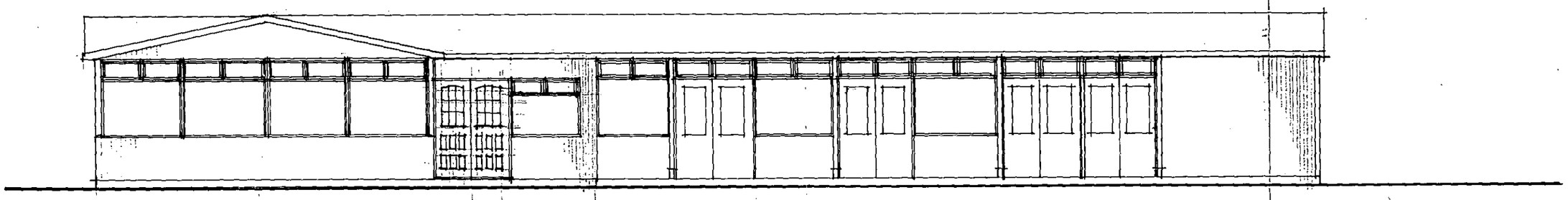
HALSON MACKLEY PARTNERSHIP

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

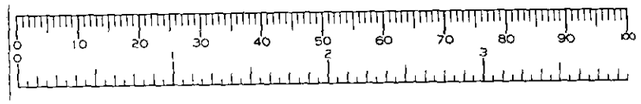
APPROVED

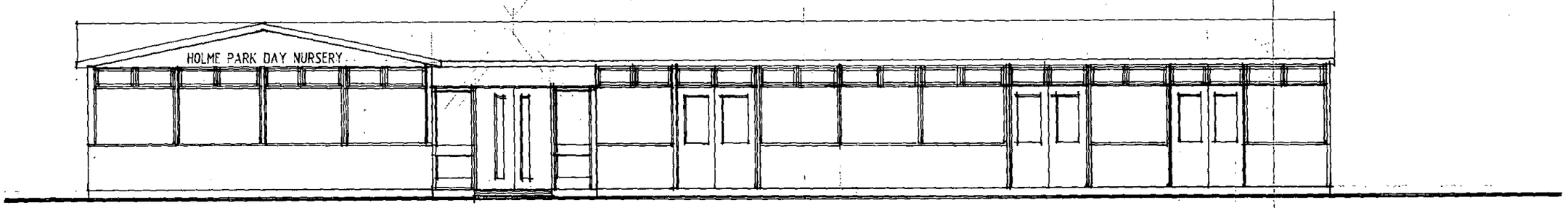
All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

19.MAR2001 • 3605



AS EXISTING





AS PROPOSED

Project:
HOLME PARK SONNING LANE SONNING

Drawing:
ELEVATION AS EXISTING AND PROPOSED

Scale: 1 : 100

Date: FEBRUARY 2001

Dwg.no: 00 : 1666 : A3 : 4

Rev:

Client:
HOLME PARK DAY NURSERY

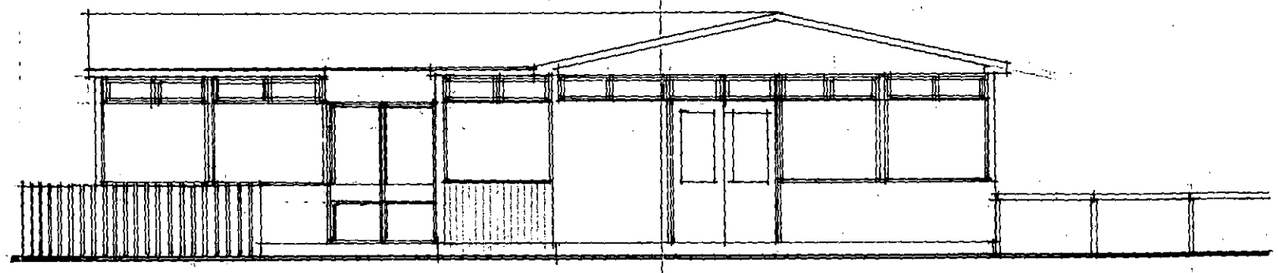
HALSON MACKLEY PARTNERSHIP

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

APPROVED

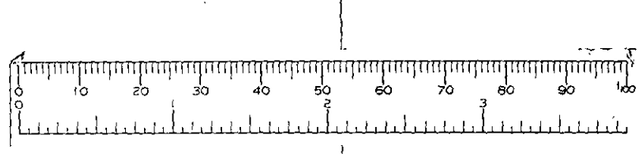
All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

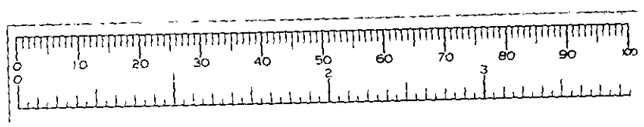
19 MAR 2001 • 3605



1200 mm HIGH CLOSE BOARDED
FENCE TO OUTDOOR PLAY AREA

1 m HIGH POST AND RAIL
TO NURSERY BOUNDARY
TO MATCH EXISTING





Project:
HOLME PARK SONNING LANE SONNING

Drawing:
NORTH ELEVATION

Scale: 1 : 100 Date: MARCH 2001

Dwg.no: 00 : 1666 : A3 : 5 Rev:

Client:
HOLME PARK DAY NURSERY

HALSON
MACKLEY
PARTNERSHIP

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556