APPLICATION NO:
F/2002/5879

LOCATION:
9 Mill Lane, Earley Reading.

APPLICANT:
Mr S Singh C/O Shorne Tilbey Associates

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **24/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
08/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

964

D1

DAILEY

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Singh
C/O Shorne Tilbey Associates
27 Tockley Road
Burnham
Bucks
SL1 7DQ

Application Number: F/2002/5879

Parish: **EARLEY**

Location: **9, Mill Lane, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. 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 ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Informative
1. If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Informative
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:

Loddon Area Local Plan Policies LBE1, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT5.

Anna Cronin
Head of Planning & Transportation
Date: 05/04/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5819 Richard Kelly
BUILDING CONTROL NUMBER.	FP 2003/4025 Andy Brett
APPLICANT/AGENT	Shone Tilbey Assoc.
ADDRESS OF SITE.	9 Mill Lane HARLEY
DESCRIPTION OF PROPOSED WORK	2 storey side ext + s/s rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	5236/3/1A	3236/3/1
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	28/3/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/5879

Applicant : Mr S Singh C/O Shorne Tilbey Associates.

Location : 9, Mill Lane, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 11/02/2002

Earliest Date for Decision : 24/03/2002

Latest Consultation Date/Site Notice Expiry Date : 24/03/2002

This application will have expired on: 08/04/2002. 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 :

Highways: conditional approval
Earley P.C.: concerned about parking
Dinton Pastures: need information

Planning Issues :

Application Number: F/2002/5879

Appraisal :

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

Application Number F/2002/5879
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
			INFORMATIVE:
			If great crested newts are encountered at any point
			during development then all works must stop
			immediately and local English Nature office and Wokingham
			District Council must be informed

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE 1 LBE 2 LT 5

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE 1 WOS 3 WT 5

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

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

Date: 5.4.2002

RECORD OF SITE VISIT

SITE ADDRESS: 9 Mill Lane Earley Reading.

APPLICATION NUMBER: F/2002/5879

OFFICER: Richard Kelly

DATE OF SITE VISIT: 7/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Detached houses + older semis and bungalows.

3. DESCRIPTION OF SITE/BUILDING Fairly modern detached house.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Set 3m in front of No. 7. and 2m behind No. 11.

5. SITE CONSTRAINTS

TREES None affected

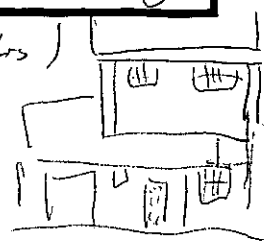
ACCESS/PARKING Adequate.

LEVELS No. 7 is 0.5m above, No. 11 1m below.

BOUNDARY TREATMENT 1.8m close boarded fence to No. 7, 1.5m fence + shrubs to No. 11.

OTHERS No. 7 has existing flat roof extension along boundary to about 1m beyond existing conservatory at No. 9.
At front No. 7 has garage, w.c. window and front door nearest Baby (handed).

No. 9 has white render to first floor at front (with brick pillars)



Application Number: F/2002/5879 – 9 Mill Lane, Earley, Reading

Appraisal:

This application is for a two storey side extension and single storey rear extension to a dwelling. This application raises three issues:

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

The properties of 1 to 11 Mill Lane were built in the early 1980s as a piece of infill development. Most of this part of Mill Lane comprises 1920s and 1930s semi detached houses, with some bungalows. Nos 1 and 3 are not visible from Mill Lane as they front Wokingham Road. Therefore visually No 9 is part of a set of four houses. These are of similar but not identical designs. No 5 is a wider house than the others in this group, having a front elevation not dissimilar to that proposed at No 9. It is acknowledged that no set back has been given to the extension. However, the elevation treatment is white render with brick columns either side, such that there will be no problem in visually matching the materials. Given the diversity of properties in this area and the fact that one of the four houses in this set of houses is of this form already, it is not considered that there would be undue harm to the streetscene.

Impact on adjoining properties: LBE1, WBE1

The two storey element would be set in from the boundary with No 7 by 1m. No 7 is raised 0.5m above the level of the application site. No 7 is also handed with No 9, such that on the side nearest the application site there is a single storey garage and beyond that the front door, such that the nearest affected habitable room window is some 10m away at ground floor and 7m away at first floor. There is therefore no undue harm caused to these windows. In terms of overbearing, the new two storey element would only project 2m in front of the front wall of No 7. Given that No 9 is lower than No 7, it is not considered that this will have an overbearing impact. At the rear, No 7 has a substantial single storey rear extension, which projects approximately 1m beyond the line of the proposed single storey rear extension. As No 7 is set approximately 2m further back than No 9, there is no problem caused by the two storey element at the rear either.

Impact on highway safety: LT5, WT6

Adequate off-street parking has been provided.

Approve ~~**Refuse**~~

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Richard Kelly DATE: 3rd April 2002

Location:	9 Mill Lane, Earley, Reading
Proposal:	Proposed two storey side extension to dwelling and single storey rear extension
Application Number:	F/2002/5879

In response to your consultation dated 1st March 2002 for the above application, the tree and landscape comments are as follows:

The proposed side and rear extensions will not affect any significant landscape features. However, the proposed additional parking will require the removal of a conifer and adversely affect an existing cherry and birch tree. Whist none of these are protected by a TPO they are visible from the road and contribute to the visual amenity of the area.

The close proximity of new hard surfacing and the requirements to reduce levels close to the cherry and birch tree will result in root loss and it is highly questionable if either tree can be successfully retained.

I suggest that it would be better to remove both trees and provide three replacement trees. These should be planted as Extra Heavy Standards 16-18cm girth. Suitable species may include: Sorbus, Tilia or, Robina.



ROBERT PETROW
Consultant Landscape Architect

FROM: Richard Kelly

DATE: 01 March 2002

DELEGATED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
18 MAR 2002	
COPIES TO	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5879

Proposal: Proposed two storey side extension to dwelling and single storey rear extension..

Site Address: 9, Mill Lane, Earley, Reading.

Applicant: Mr S Singh C/O Shorne Tilbey Associates.

Your observations are required in respect of this application **by 24/03/2002**

Councillors had no objection to the extension itself, but were concerned that there would be sufficient on-site parking.

SIGNED: _____ DATE: 14 MAR 2002

Clerk To Earley Parish/Town Council.

Richard Kelly

From: Andy Glencross
Sent: 08 March 2002 14:42
To: Richard Kelly
Subject: Planning Application F/2002/5879 9 Mill Lane Earley

Hi Richard

This site is within 200metres of a great crested newt breeding pond. However it is seperated from it by a network of roads and residential development. A newt mitigation strategy will not be required but we should attach the following informative to any permission granted.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 01 March 2002

Application Number: F/2002/5879

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Parish: EARLEY TOWN

Site Address:
9, Mill Lane, Earley, Reading.

Applicant:
Mr S Singh C/O Shorne Tilbey Associates.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049

C122, R122.

Signed: _____ **Print name:** Adam 1/3/02

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

Tel: (0118) 974 6229

Date: 01 March 2002

My ref: F/2002/5879

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2002/5879
9, Mill Lane, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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 **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/5879**
9, Mill Lane, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
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 Smith

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

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

Tel: (0118) 974 6229

Date: 01 March 2002

My ref: F/2002/5879

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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/2002/5879
9, Mill Lane, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/5879**
9, Mill Lane, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
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 Carpenter

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

Received by Wokingham District Council

Application No: F/2002/5879

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

LOCATION:
9, Mill Lane, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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/2002/5879 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

***Comments should be sent in writing QUOTING THE APPLICATION NUMBER to* the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2002. 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.

Head of Planning and Transportation

01 March 2002

Application Number : F/2002/5879	**Map No :** 53
Case Officer : RK	**Site Area :** 0 03
Valid Date : 11 FEB 2002.	**Received Date: 11/02/2002**

Level : Delegated Application

Description : Proposed two storey side extension to dwelling and single storey rear extension.

Location : 9, Mill Lane, Earley, Reading.

Parish : EA **Ward : LIT** 1.3.02 JB.

Applicant : Mr S Singh C/O Shorne Tilbey Associates.

Fee Required: £95 **Fee Received: £95** (5)

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			
ELEVATION PLANS	other side elevation kitchen.	request with SW	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 13028

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) ✓

(Dinton Pastures) re Newts ✓

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

NEIGHBOURS

S|N + See map

No pre-apps

.....

OTHERS

.....

.....

.....

.....

.....

.....

ADDRESS 9 MILL LANE PARISH ~~Woodley~~ Earley 1.4.86

PLOT No. 5 ORD. SHEET No. SU. 7671 53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
982/54	MRS S. SYMONS	O/APP RES. DEV	17.1.55	N/A REF
738/55	"	" PETROL FILLING STATION	20.10.55	N/A REF
753/55	"	LAYOUT - RES. DEV	14.11.55	N/A REF
812/56	"	O/APP "	18.1.57	N/A O/A
O/178/63	MRS Q TAND	"	3.10.63	N/A REF
658/72	"	"	11.5.72	N/A O/A
03011	NORTH BRITISH NEW HOMES LTD.	RENEWAL CONSENT 658/72	10.7.75	N/A O/A
07795	FOCUS HOMES LTD.	DETACHED HOUSE & GARAGE	11.5.78	N/A O/A
BR8591	BRYANT HOMES LTD.	"	23.5.78	APP N/A
11214	FOCUS HOMES	TEMPORARY CAR PARK	2.8.79	N/A 31.7.80 T.P.
14428	"	RENEWAL ABOVE	20.11.80	N/A 31.12.81 TP

DATE OF COMPLETION

MINISTRY DECISION 982/54, 738/55 - APPEALS DISMISSED O/178/63 - APPEAL DISMISSED

SPECIAL ORDERS TPOs 82, 154

DRAINAGE

091074

5879

Environmental Services

For office use only.
Application number: 11.[illegible] 5879

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR S SINGH
	Address and postcode	9 MILL LANE EARLEY READING BERKSHIRE RG6 7JF
	Phone number	
	Agent's Name	SHORNE TILBEY ASSOCIATES
	Address and postcode	27 TOCKLEY ROAD BURNHAM BUCKS SL1 7DQ
	Phone number	01628 604313
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	9 MILL LANE EARLEY READING BERKSHIRE RG6 7JF
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY AND PART SINGLE STOREY SIDE EXTENSIONS
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKWORK AND TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9 How many bedrooms does the property have?	Existing: 3	Proposed: 4
10 Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11 Checklist. Please make sure that you enclose the following.		
a Six copies of this form signed and dated.		
b The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.		
c Six copies of each set of plans and drawings listed below.		
• 1:2500 scale location plan with the site outlined in red.		
• 1:500 scale site layout plan.		
• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: S Singh

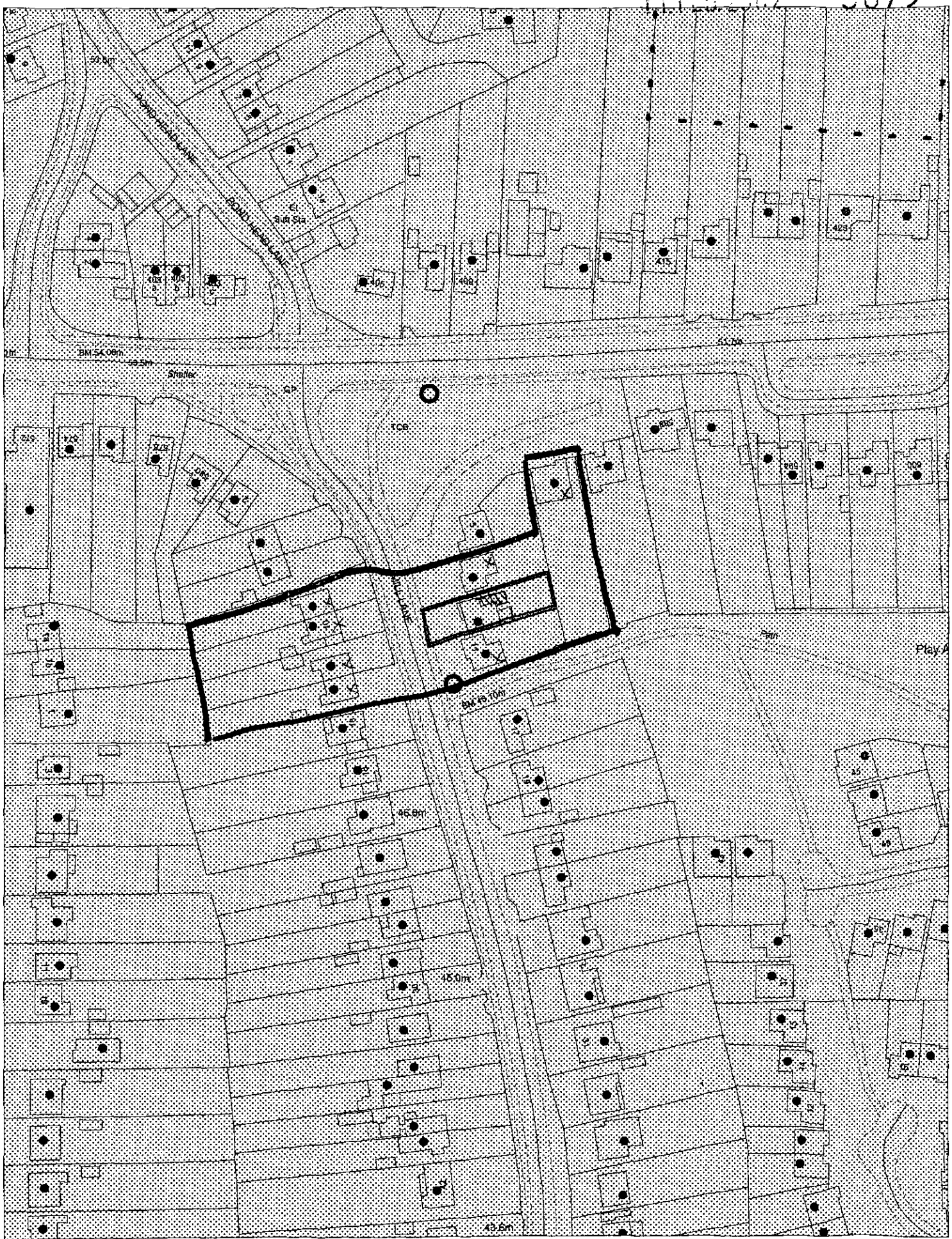
on behalf of MRS SINGH

pp

Date 30/01/02

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

11/5879



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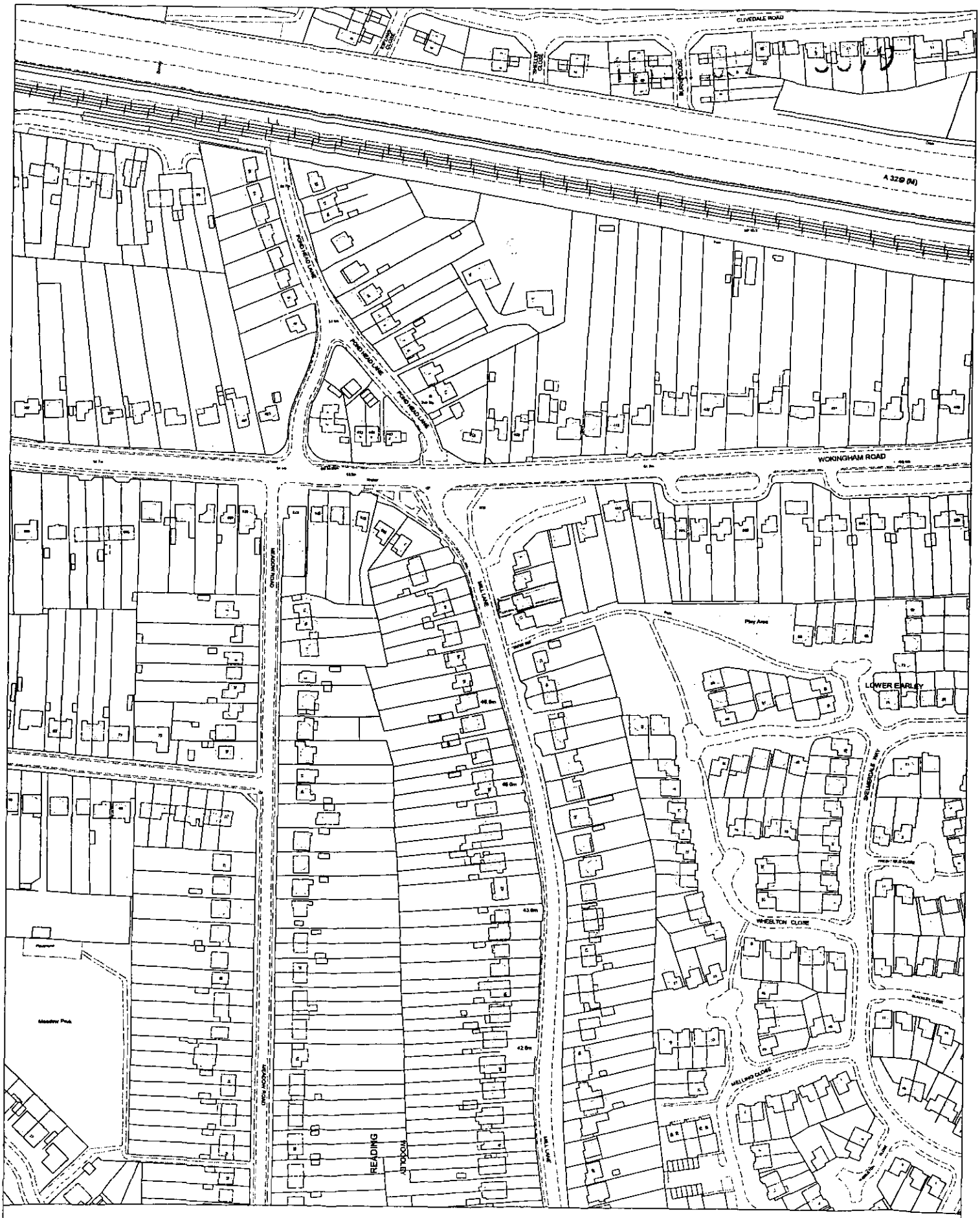
Development Control Section, Environmental Services, Wokingham District Council.
14 February 2002 Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 4 February 2002

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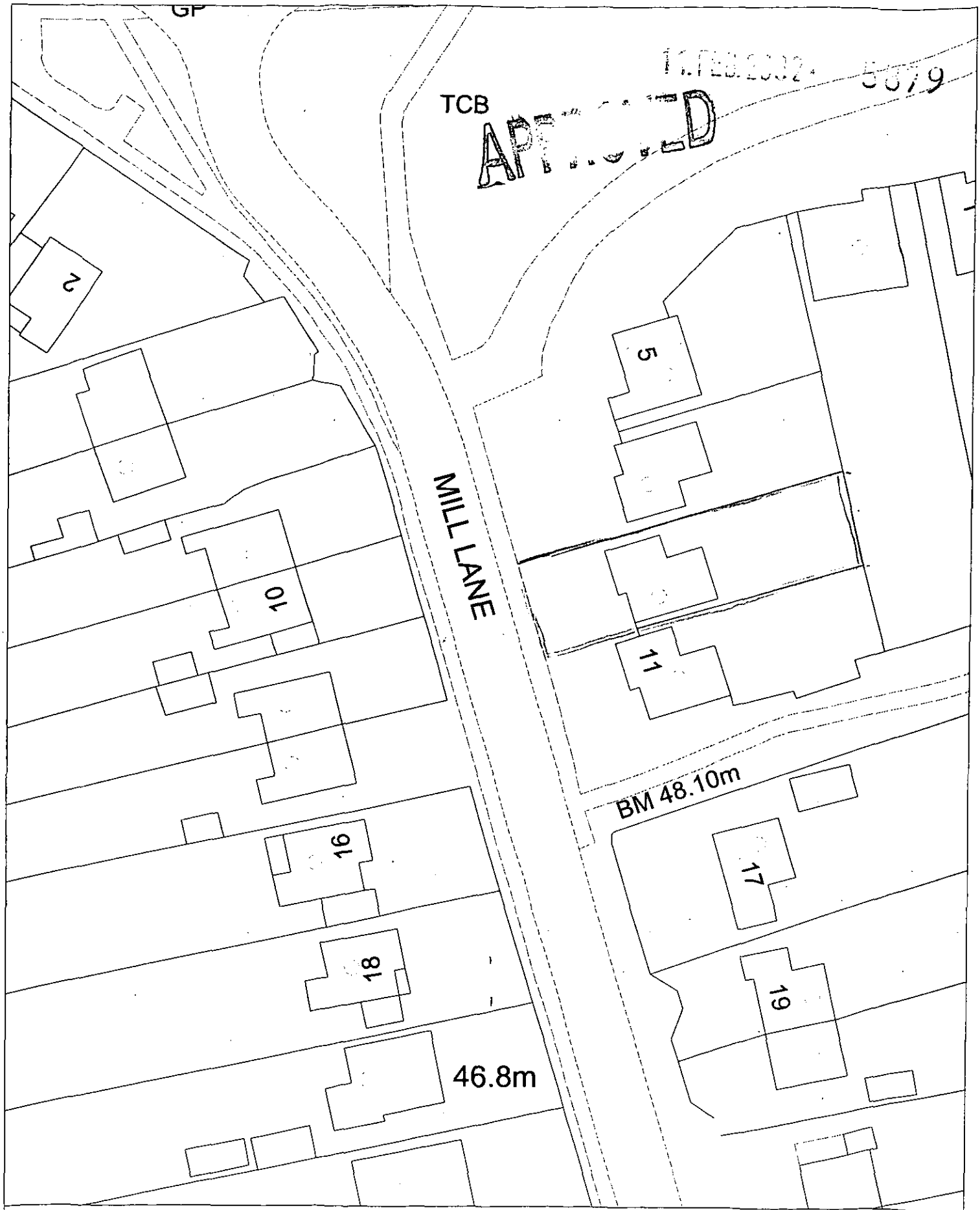

Site Plan, Scale: 1 to 500

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Date: 4 February 2002

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