APPLICATION NO:
F/2001/5526

LOCATION:
Berks County Sports Club Sonning Lane, Sonning Reading.

APPLICANT:
Royal County Of Berkshire Sport & Social Club

PROPOSAL:
Proposed erection of temporary type building for use as offices, meeting room and storage space for Lawn Tennis Club. Retrospective

EARLIEST DATE FOR DECISION: **30/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
24/04/2002

CASE OFFICER: **Heidi Lynch**

639

DO.

RAILEX
Marbleboard

EASIFILE EP7

Application No: F/2001/5526 HL

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Royal County of Berkshire Sport & Social Club
Sonning Lane
Sonning
Berks
RG4 6ST

Application Number: F/2001/5526

Parish: **SONNING**

Location: **Berks County Sports Club, Sonning Lane, Sonning, Reading.**

Proposal: **Proposed erection of temporary type building for use as offices, meeting room and storage space for Lawn Tennis Club. (retrospective).**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason
1. The building by virtue of its design, siting and materials is considered to detract from the visual amenity and character of the surrounding area, and the adjacent conservation area. The proposal therefore conflicts with policies WOS3, WCC1, WCC4, WBE1, WHE4 and WR13 of the Wokingham District Local Plan, policies LC15, LBE1, LBE2, LBE14 and LR8 of the Loddon Area Local Plan and with policies LD3 and C2 of the Berkshire Structure Plan.

Informative
1. The applicant is invited to reapply for planning permission for a building that is more in character with the surrounding area.

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:

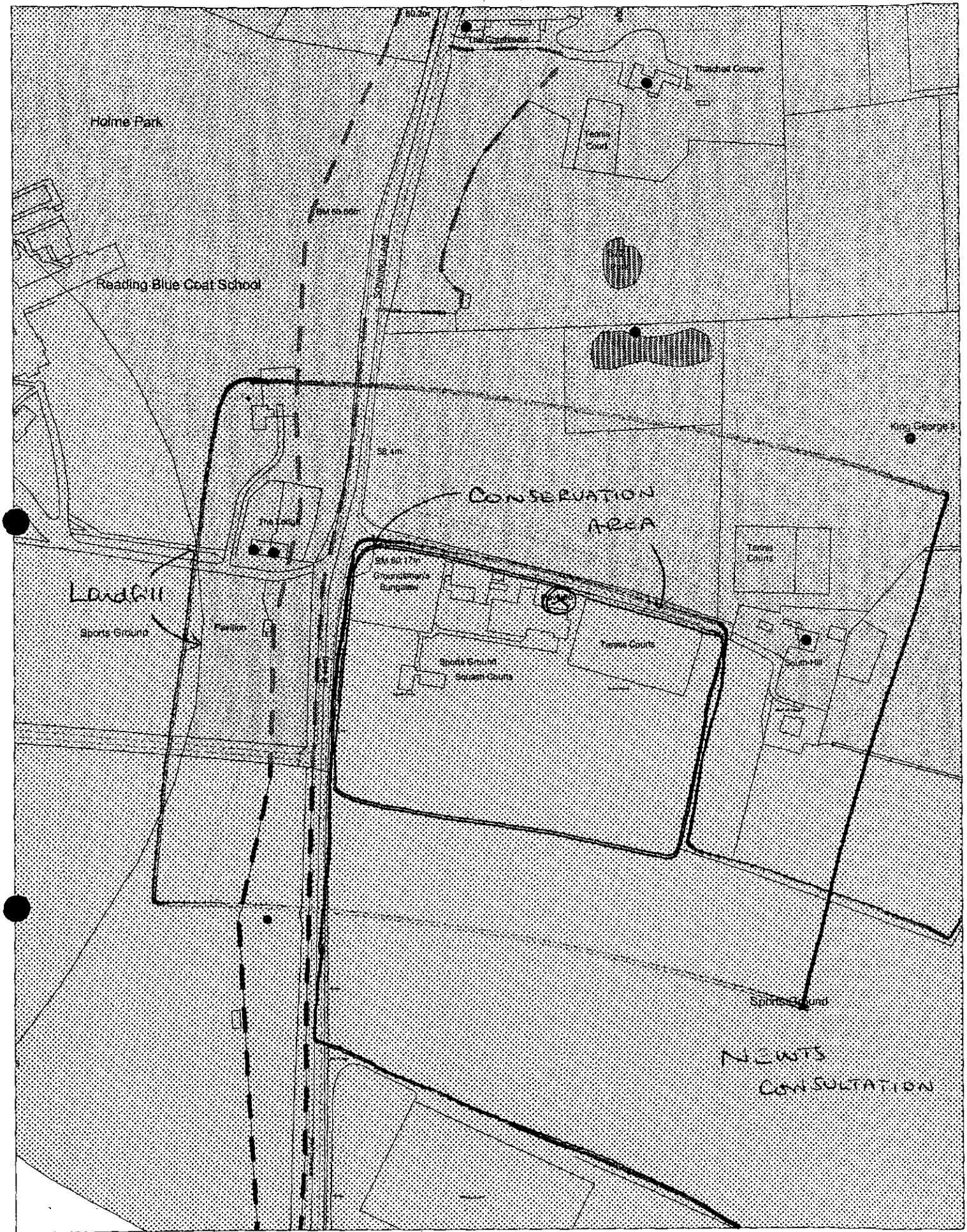
Berkshire Structure Plan Policies LD3, C2, C6 and R5.
Loddon Area Local Plan Policies LTV2, LC1, LC2, LC15, LBE1, LBE2, LBE14 and LR8.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC2, WCC4, WBE1, WR1 and WR13.

Anna Cronin
Head of Planning & Transportation
Date: 08/04/2002

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.

27 FEB 2001 * 5526



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.
4 March 2002

Scale: 1 : 2500

N W E S

Applicationo	Name & Address
F/2001/5526	A E Farnese Reading Blue Coat Sch Holme Park SONNING ON THAMES RG4 6SU
Application Refused	Letters sent 16.04.02

WOKINGHAM UNITARY
Aiming for Excellence

Application Number: F/2001/5526

Appraisal:

The proposed development is permission for the erection of a temporary-type building for use as offices, meeting room and storage space for a Lawn Tennis Club. The building has already been placed on site so this consent is retrospective.

The building is located to the north of the existing pavilion and to the west of hedged tennis courts. The building is located alongside the road providing entry to South Hill Farm and the sports ground itself. To the north of the building is an empty field, which is located within the conservation area and helps give the area a rural feel. The site itself is located within the countryside and is also contained within the green gaps/wedges policy area.

The building itself is single storey and has dimensions of 7.653m x 15.2m in area. There are several windows on all sides of the building and the roofline is basically flat (has a very low pitch). The building contains a meeting room, an office, a store, a tea bay and a large hall type room. The building is a portacabin style.

1. Impact upon neighbouring properties

The proposed building will not have any direct impact on privacy, over-bearing or day-lighting as the closest residential properties are located at least 60m away. The building is screened by the existing changing rooms to the south of it and is also screened by existing buildings to the east. The building is therefore only visible from the north and when driving along the access road. The building is located close to the existing sports buildings (changing rooms and club house) however this will not affect residential amenity.

It is therefore considered there will be no adverse effects from the proposed development on the surrounding property owners.

2. Impact upon the character and appearance of the surrounding area

The existing sports-orientated buildings surrounding the portacabin are all finished in brick materials. The application building is a second-hand type building and has a light brown paneled exterior with a dark brown roof. The building therefore looks out of character within the context of the existing sports-orientated buildings. This has a detrimental effect on the visual amenity of the adjacent conservation area (policy WHE4). This is especially as the building is not enclosed by any vegetation and there are direct views into the site and to the portacabin from the countryside to the north. The development has not been considered in relation to its surrounding and there is no space within the site to provide mitigating planting.

Development is not permitted in the green gaps policy area that affects the open or countryside appearance and character. In this instance the building is located amongst other buildings and is mostly screened by them. As a result the building is only seen from the north and there is another building behind it. For this reason it is considered that the building itself does not impact on the openness of the surrounding area.

Generally the erection of buildings within the countryside is only permitted in exceptional circumstances, however policy WCC1 allows buildings in conjunction with sports/recreation in principle. However buildings erected under this policy are only permitted if they are appropriate in scale, form, materials, design, character, to its location and consistent with other policies in the plan. With respect to this development, the building is considered to be out of character with the surrounding environment due to the materials it is constructed from.

3. Impact upon highway safety and Newts

The development will have no affect on highway safety or the parking on site.

The site lies within 150m of a great crested newt breeding pond and there could be newts using the site outside breeding season. A newt mitigation scheme should have been submitted before the new building was placed on the site.

Recommendation: Approval: **Refusal: ✓**

No	Std Con	Std Reas	Reasons for refusal
1.			The building by virtue of its design, siting and materials is considered to detract from the visual amenity and character of the surrounding area, and the adjacent conservation area. The proposal therefore conflicts with policies WOS3, WCC1, WCC4, WBE1, WHE4 & WR13 of the Wokingham District Plan and policies LC15, LBE1, LBE2, LBE14, & LR8 of the Loddon Area Local Plan, and policies LD3 & C2 of the Berkshire Structure Plan.
Informatives for Approvals:			
1.	The applicant is invited to reapply for planning permission, for a building that is more in character with the surrounding area.		
Policies			
Wokingham District Plan:	WOS3, WCC1, WCC2, WCC4, WBE1, WR1, WR13		
Loddon Area Local Plan:	LTV2, LC1, LC2, LC15, LBE1, LBE2, LBE14, LR8		
Berkshire Structure Plan:	LD3, C2, C6, R5		

Signed: T Gibson

Date: 8/4/02

Consultations finish on:

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5526

Applicant : Royal County Of Berkshire Sport & Social Club .

Location : Berks County Sports Club, Sonning Lane, Sonning, Reading.

Proposal : Proposed erection of temporary type building for use as offices, meeting room and storage space for Lawn Tennis Club.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/3/02

Date of Neighbour Notifications : .....

Date of Site Visit : 14/3/02

Date Registered : 27/02/2002

Earliest Date for Decision : 30/03/2002

Latest Consultation Date/Site Notice Expiry Date : 30/03/2002

This application will have expired on: 24/04/2002. 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 : Property Services - no objection
Education Services - no contribution required
Reading Blue Coat School - object as is an ugly building
Environmental Health - no objections
Highways
Countryside Service - need new mitigation strategy
Parish Council - building impacts on conservation area, if granted permission should be limited to one year
Environmental Design - recommends refusal as is out of character with surrounding environment & out of character with adjacent Conservation area.
Sport England - Supports application
Cllr Nigel Rose - only ok if it has a brick facade to match existing.

Planning Issues :

Mineral site consultation area

Separation of settlement/Green Gaps/Wedges

Rural Area/Countryside

Loddon Area Local Plan

RECORD OF SITE VISIT

SITE ADDRESS: Berks County Sports Club Sonning Lane Sonning Reading.

APPLICATION NUMBER: F/2001/5526

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 14/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Has paddocks to the north + an access road for South Hall. accessed by a small road off Sonning Lane where leading Blue Coat School is located.

3. DESCRIPTION OF SITE/BUILDING
Building already on site - shabby, pebble-dashed portacom building located next to tenis courts & other brick buildings

4. RELATIONSHIP TO ADJOINING PROPERTIES
Screened from south by existing brick pavillion & also to some extent from eastward views. Can view when looking south as is along adjacent to access roads.

5. SITE CONSTRAINTS

TREES NA

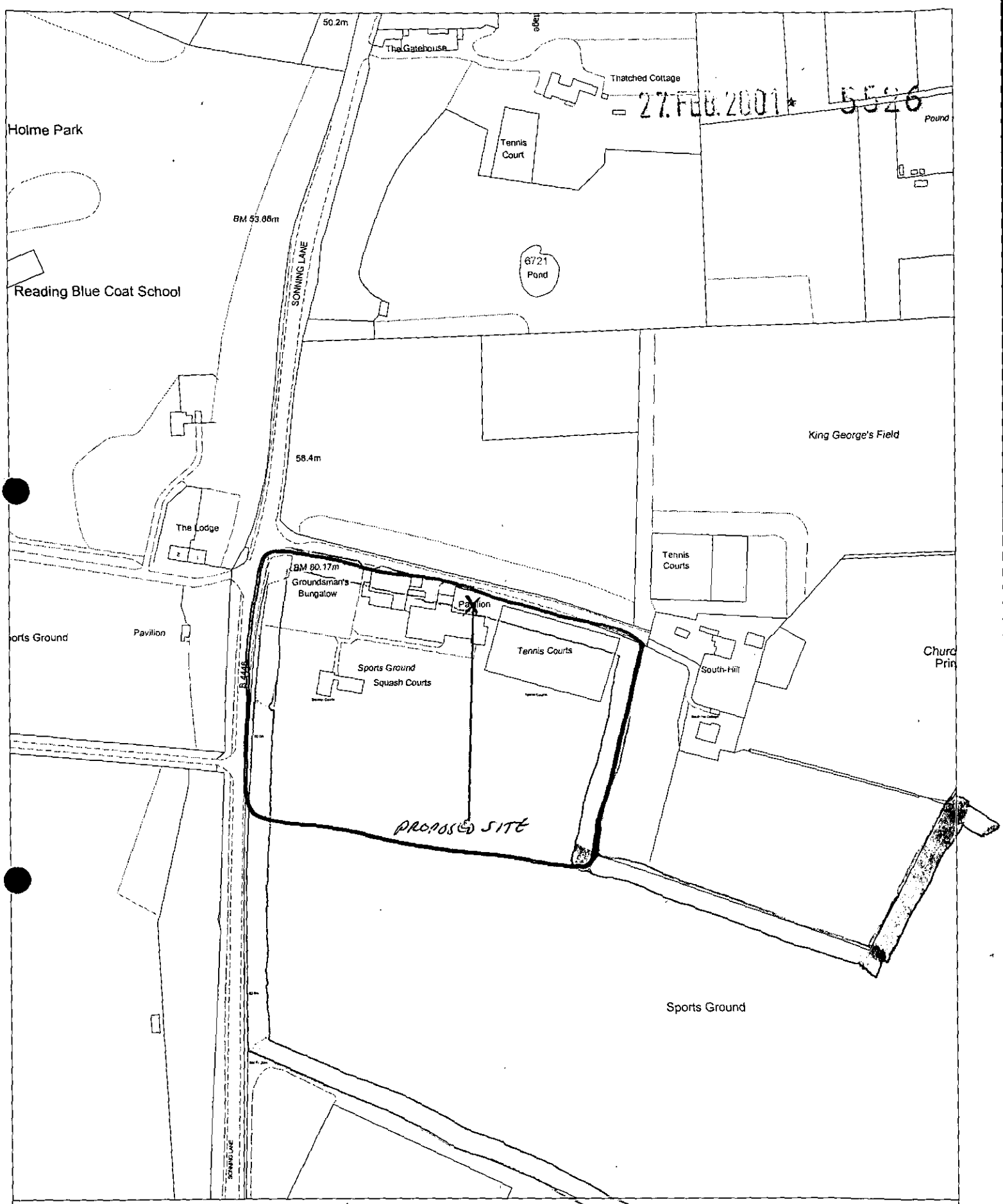
ACCESS/PARKING NA

LEVELS level

BOUNDARY TREATMENT none along road

OTHERS

Building out of character in location esp as adjacent to conservation area.



Site Plan, Scale: 1 to 2500

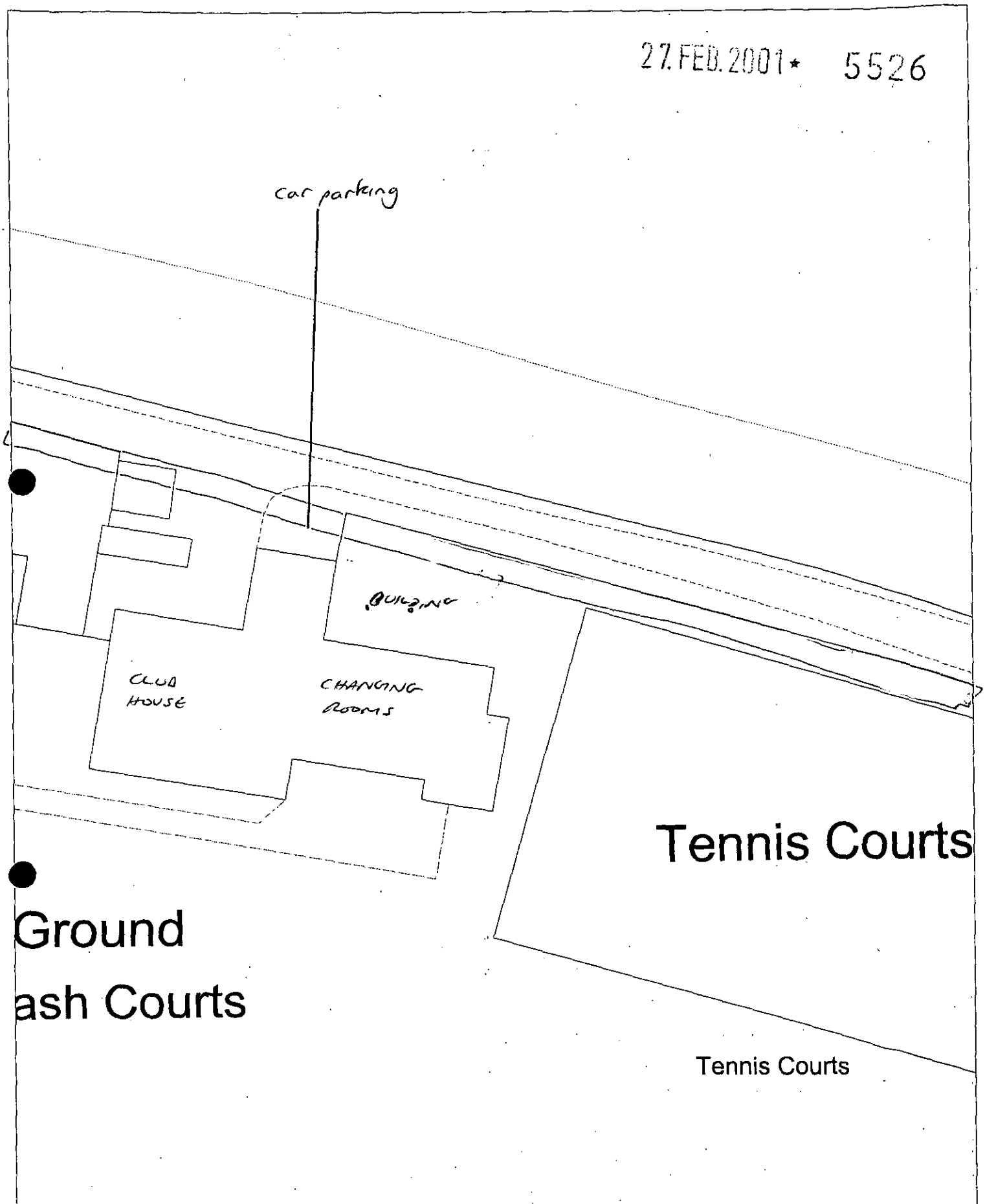
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 29 January 2002

N
W E
S

27.FEB.2001* 5526



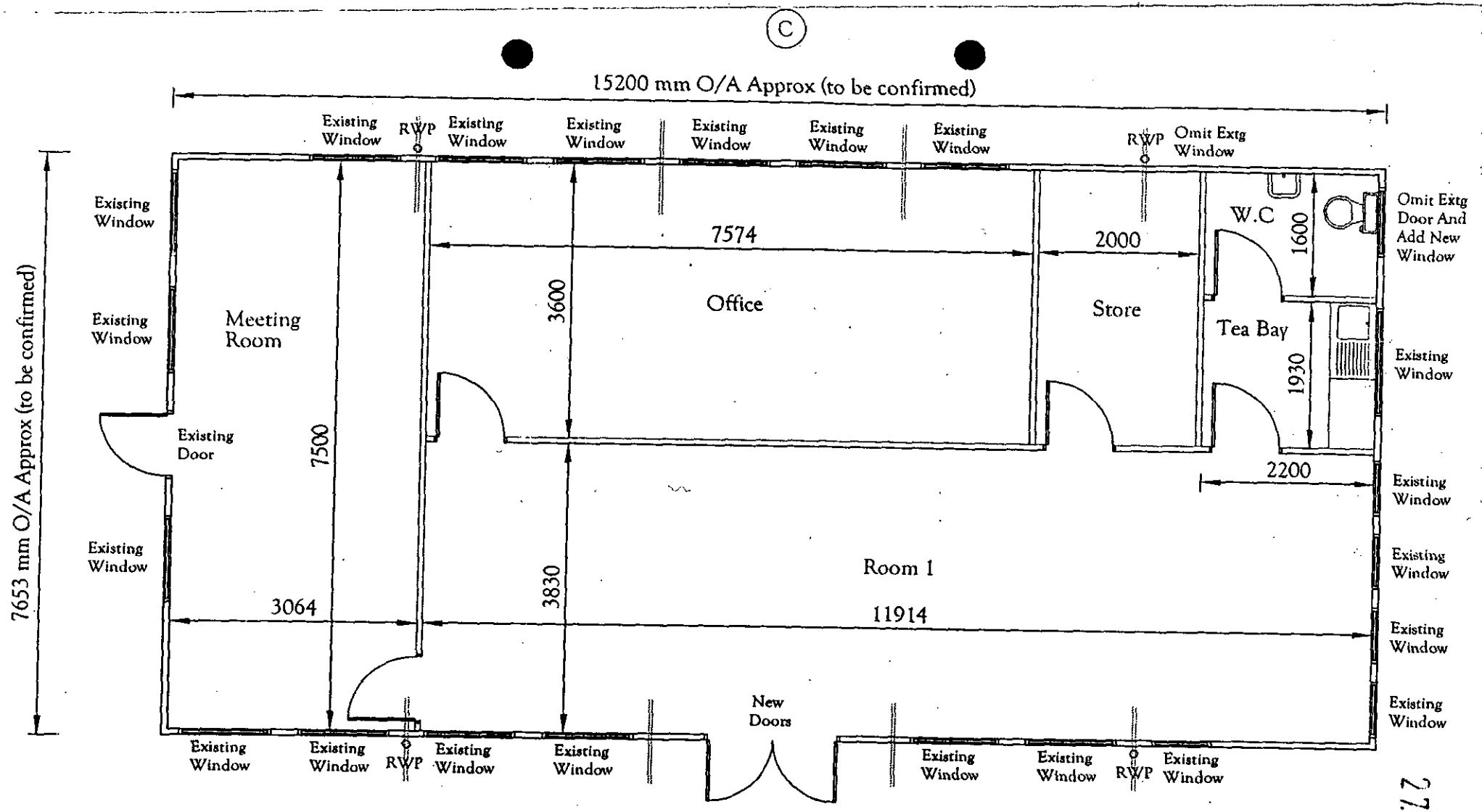
Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

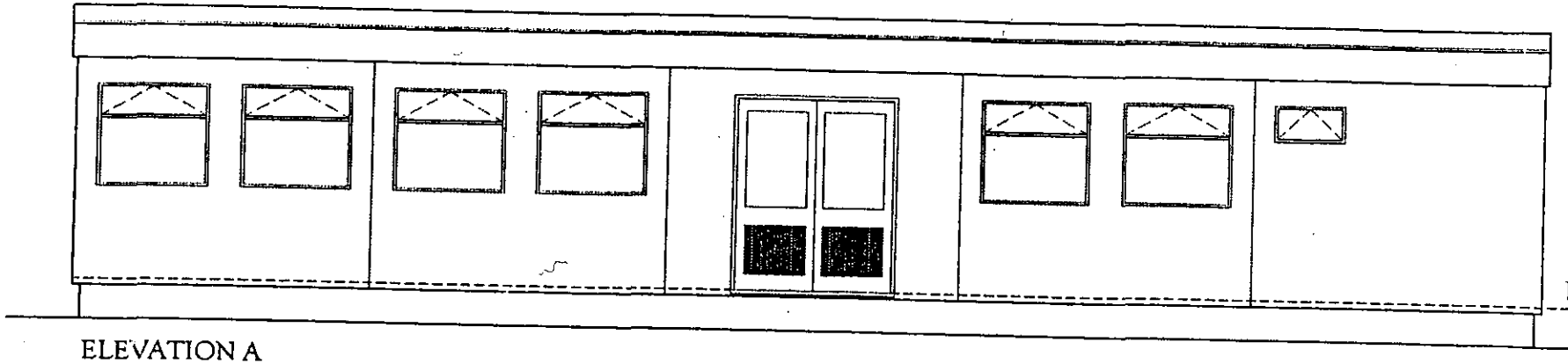
Date: 29 January 2002

N
W E
S

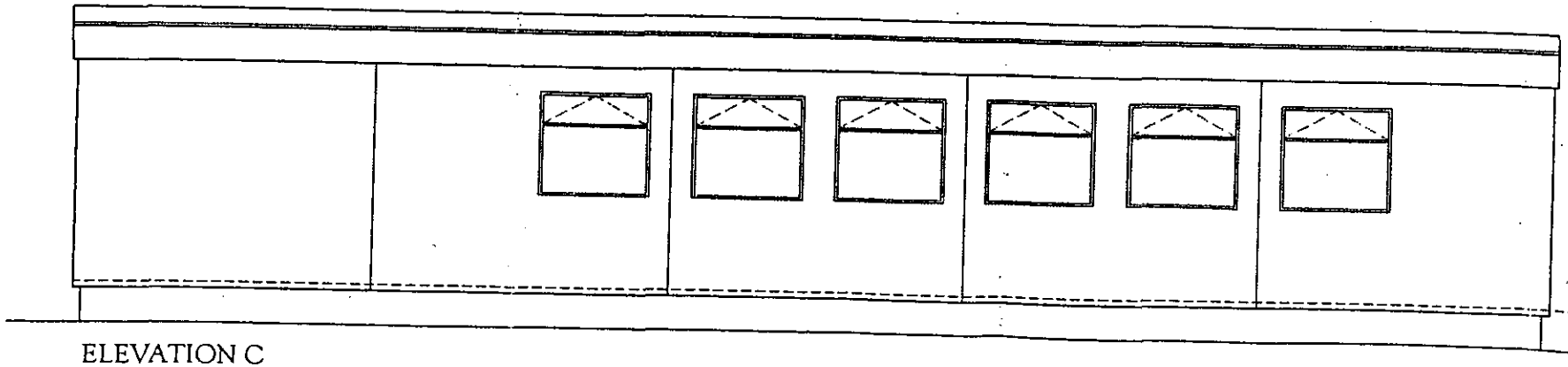


PROPOSED NEW FLOOR PLAN TO EXISTING BUILDING

27.FEB.2001 * 5526



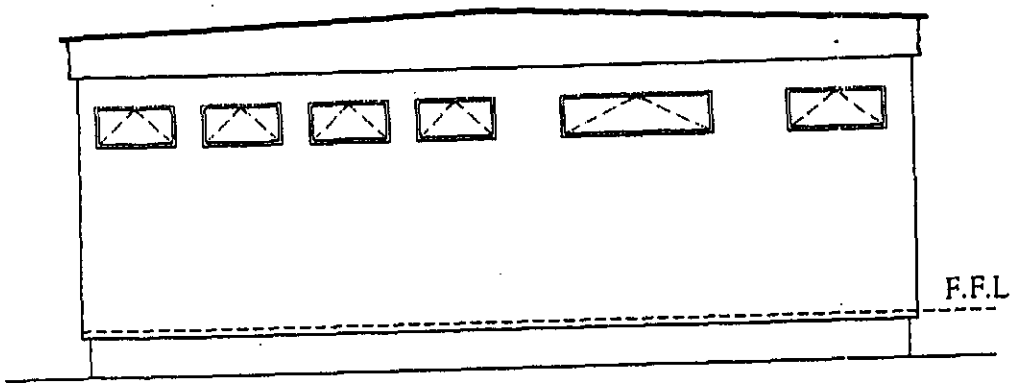
ELEVATION A



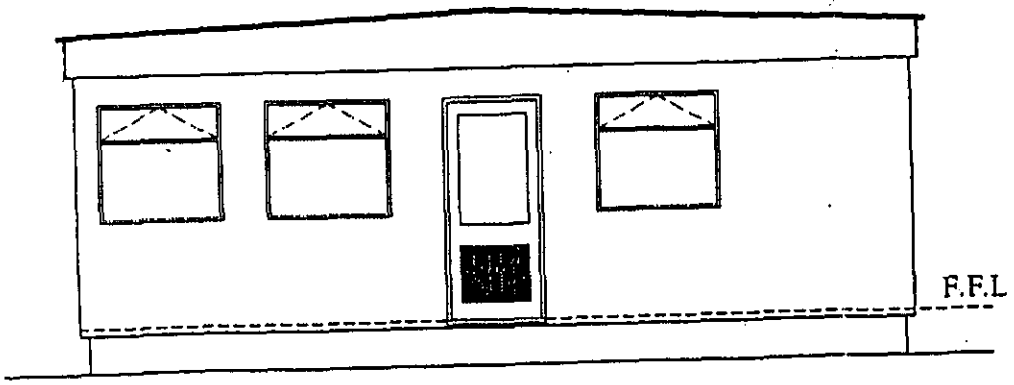
ELEVATION C

27.FEB.2001 * 55255

27.FEB.2001 * 5526



ELEVATION B



ELEVATION D

Wernick
BUILDINGS

TECHNICAL SERVICES DEPARTMENT

Nidum Works,Neath Abbey,Neath,
West Glamorgan. SA10 7DS.
Tel: 01792 321222
Fax: 01792 323264
E.Mail: sales@wernick.co.uk
www.wernick.co.uk

CLIENT
WERNICK HIRE LTD

PROJECT TITLE
NEW INTERNAL LAYOUT TO EXISTING VOLUMETRIC BUILDING FOR BERKSHIRE LAWN TENNIS ASSOCIATION

DRAWING TITLE
PROPOSED PLAN AND ELEVATIONS

DRAWN	CHECKED	USER
C.R.GRAY		CAD 7

ORIGINAL SCALE	DATE
1 : 50	12-02-02

CONTRACT NO.	DRAWING NO.
	02/2302/W - 001.

Wernick

Tel: (0118) 974 6482

Date: 07 March 2002

My ref: F/2001/5526

PLANNING SERVICES HPT
POL
DC Hh
APP
GS
COPIES TO ACK:
FILE:

WOKINGHAM UNITARY
11 MAR 2002 **Aiming for Excellence**

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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

HEIDI LYNCH
DC

Dear Councillor

Application Number: F/2001/5526
Berks County Sports Club, Sonning Lane, Sonning, Reading.
Proposed erection of temporary type building for use as offices, meeting room and storage space for Lawn Tennis Club.

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 **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely

Trevor Watson

Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2001/5526**
Berks County Sports Club, Sonning Lane, Sonning, Reading.
Proposed erection of temporary type building for use as offices, meeting room and storage space for Lawn Tennis Club.
I wish this application to be listed should the officers recommendation be for: GRANT/~~REFUSAL~~
and my reasons are:
CONCERNS ABOUT SUCH A UTILITARIAN BUILDING IN RELATIONSHIP TO CONSERVATION AREA. IT WOULD BE OK IF A BRICK BUILDING TO MATCH EXISTING.
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: 8/3/02.

Councillor N Rose

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 07 March 2002

Application Number: F/2001/5526

Proposal: Proposed erection of temporary type building for use as offices, meeting room and storage space for Lawn Tennis Club.

Parish: SONNING PARISH

Site Address:
Berks County Sports Club, Sonning Lane, Sonning, Reading.

Applicant:
Royal County Of Berkshire Sport & Social Club .

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).

Signed: _____ **Print name:** Adam 7/3/02

Heidi Lynch

From: Andy Glencross
Sent: Friday, March 08, 2002 3:54 PM
To: Heidi Lynch
Subject: Planning Application F/2002/5526 Berks County Sports Ground [illegible]ning

Hi Heidi

The site lies within 150metres of a great crested newt breeding pond and there could be newts using the site outside of the breeding season (June - February inclusive).

Consequently we must take the following approach :-

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.

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

From
To: Peres Andersen
Property Dept
To
From: Heidi Lynch



Date: 07 March 2002

Application Number: F/2001/5526

Proposal: Proposed erection of temporary type building for use as offices, meeting room and storage space for Lawn Tennis Club..

Site Address:
Berks County Sports Club, Sonning Lane, Sonning, Reading.

Applicant:
Royal County Of Berkshire Sport & Social Club .

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

Heidi,

With reference to this application, the surveyor who has conduct of this lease, Mike Metcalf, was aware of the application and has no objection to it.

Peres Andersen.
Technical Assistant, Property Services
ext 6720.

PLANNING SERVICES | HPT 54971
POL | TLS
DC HL | ENF
APP |
CS |
08 APR 2002
COPIES TO | ACK:
FIL

SPORT ENGLAND

04 April 2002

Ms Heidi Lynch
Wokingham District Council
Council Offices
Shute End
WOKINGHAM
RG40 1WN

Our Ref : Pln/PA/UA/Wom.NKM

Dear Ms Lynch

Application No: F/2001/5526
Proposal: Proposed erection of temporary type building for use as offices, meeting room & storage space for Lawn Tennis Club
Site: BERKS COUNTY SPORTS CLUB, Sonning Lane, Sonning, Reading

Thank you for consulting Sport England on the above application.

Sport England has considered the application in the light of Sport England's Land Use Planning Policy Statement *Planning Policies for Sport* (a copy of which was sent to your Council in the autumn of 1999). The overall thrust of the statement is that a planned approach to the provision of facilities and opportunities for sport is necessary in order to ensure the sport and recreational needs of local communities are met.

The proposals in general meet with one of Sport England's formally adopted policy objectives, which is:

"To support the development of new facilities, the enhancement of existing facilities and the provision and/or improvement of access to the natural environment which will secure opportunities to take part in sport and which can be achieved in a way which meets sustainable development objectives".

The proposed site for the temporary type building is on a small parcel of land between the existing changing rooms and the site boundary. Whilst I have not visited the site, it appears to make use of a currently under-utilised piece of land that would be unsuitable for any sporting activity, and would have a very limited visual impact, given that it is not in a prominet position. On this basis, and the fact that it will provide the Club with some useful ancillary accommodation, Sport England is willing to offer its support for the application.

South East Region 51a Church Street Caversham Reading Berkshire RG4 8AX
T 0118 948 3311 F 0118 947 5935 www.sportengland.org

Chair: Trevor Brooking CBE Senior Vice Chair: Des Wilson Vice Chair: Tessa Sanderson OBE Regional Director: David Dolman
Sport England is the brand name of the English Sports Council which is a distributor of Lottery funds to sport

I would be grateful if you would advise me of the outcome of the application by sending me a copy of the decision notice. If you would like any further information or advice please contact me at the address below.

The comments and issues raised in this letter are made without prejudice to any subsequent Lottery application.

Further information regarding planning and facility issues is available in our publications: "*Planning Policies for Sport*" and "*Planning and Provision for Sport: Factfile 2*". These are available from Sport England Publications, PO Box 255, Wetherby, LS23 7LZ or on our website http://www.sportengland.org

Yours sincerely

N. Mendham

Nicola K Mendham MRTPI
Senior Development Manager (Places)

Tel: 0118 946 5216
Fax: 0118 947 5935
e-mail: nicola.mendham@sportengland.org

Education and Cultural Services Memorandum

WOKINGHAM UNITARY
Aiming for Excellence

To: Heidi Lynch
Cc: Iain Root
Re: **F/2001/5526**
Berks County Sports Club, Sonning Lane, Sonning

From: Tim Green
Date: 14/3/02

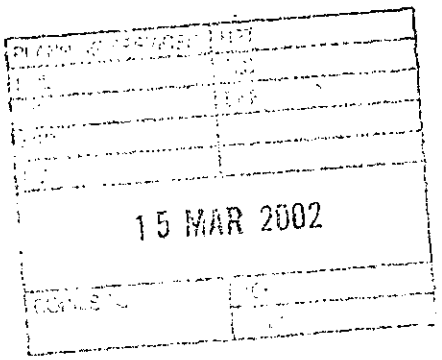
Heidi

Please find below comments for planning application F/2001/5526 as requested in your memo dated 7th March.

This application is for the erection of a temporary, porta cabin style building for use as offices and storage. There is no associated loss of public open space and the application is for an existing leisure facility.

Therefore Leisure Services would not require a contribution in respect of this planning application.

Tim



TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 18/03/02

Location:

Berks County Sports Club Sonning Lane Sonning Reading

Proposal:

Retrospective application for temporary building for use as offices meeting room and storage space for tennis club

Application Number: F/2000/5526

In response to your consultation for the above application, the Conservation/Design comments are as follows;
I consider the design, form and siting of this building to be unacceptable even for a temporary structure. The adjoining existing buildings, accommodating the clubhouse and changing rooms are not particularly visually sensitive on the edge of the conservation area.
Therefore, development in this location should be consider as an opportunity to improve the facilities and enhance the area previously the responsibility of Berkshire County Council.

This Council should be encouraging sports facilities in the District; pre-application discussions should have highlighted the sensitivity of the site and its relationship to the edge of the conservation area and the Bluecoat School.

It cannot be overlooked now.

We cannot strive for better design solutions, in the District generally and in particularly in relation to Conservation Areas and at the same time present to the public an image of an ill-considered development, ignoring the visual sensitivity of the site and location.

I suggest that the Planning application for the temporary building should be refused and enforcement action taken to remove it as soon as possible or permission given for a one year non-renewable permission and if possible a new location / building agreed during that period..

HAROLD SANDERS
Conservation Architect

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 26 March 2002

Location:	Berks County Sports Club, Sonning Lane, Sonning
Proposal:	Proposed erection of temporary type building for use as offices, meeting room and storage space for Lawn Tennis Club.
Application Number:	F/2001/5526

In response to your consultation dated 7 March 2002 for the above application, the landscape comments are as follows:

The site is located within the countryside designated as Green Gap and adjacent to the Sonning Conservation Area.

The portacabin has already been erected on site. The site is not enclosed by any vegetation and there are direct views into the site and to the portacabin from the countryside to the north, which is designated as part of the Conservation Area. The development has not been considered in relation to its surroundings, i.e. it is not in keeping with the character of the countryside and there is no space within the site to provide any mitigating planting. It is therefore contrary to Policies WCC1 and WLL7 of the draft Local Plan and I recommend refusal of the application.

Catherine Brimble

Catherine Brimble
Landscape Architect

Received & stamped
28 Mar 2002

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/5526

Officer HEIDI LYNCH

Parish SONNING.

Proposal ERECTION OF TEMPORARY TYPE BUILDING FOR USE AS OFFICES, MEETING ROOM & STORAGE SPACE FOR LAWN TENNIS CLUB.

Address BERKS COUNTY SPORTS CLUB SONNING LANE.

Applicant ROYAL COUNTY OF BERKSHIRE SPORT & SOCIAL CLUB.

The Parish Council has considered this application and has the following comments:

1. The application number included the date of 2001, the Council wonders if this should be 2002.

2. The application is sited directly adjacent, overlooks and has an impact on the Sonning Conservation Area and as such any planning permission should be carefully considered.

3. A temporary, extremely bulky, building appears to have been installed already. If this is a retrospective application this should be stated on the application.

4. The proposed/already installed building fronts the access road to adjacent houses and completely destroys any landscaping that would have been approved when granting the sports club buildings in this sensitive position.

5. The building, which has been installed, is not new and is already showing signs of wear. If WDC are of a mind to grant this application Sonning Parish Council asks that the permission be strictly limited to one year only. This will allow the situation to be reviewed when the impact on the adjacent Conservation Area can be judged.

L. A. Bates (Clerk to the Council).

27 March 2002

01189692753
28-MAR-02 12:18 David Bates 01189692753 PAGE: 2

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Heidi Lynch Development Control	Your Ref:	F/2001/5526
From:	Tom Payne Environmental Heath	My Ref:	000415
		Date.	8 April 2002

PROPOSED ERECTION OF TEMPORARY TYPE BUILDING FOR USE AS OFFICES, MEETING ROOM AND STORAGE SPACE FOR LAWN TENNIS CLUB.

BERKS COUNTY SPORTS CLUB, SONNING LANE, SONNING, READING.

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne

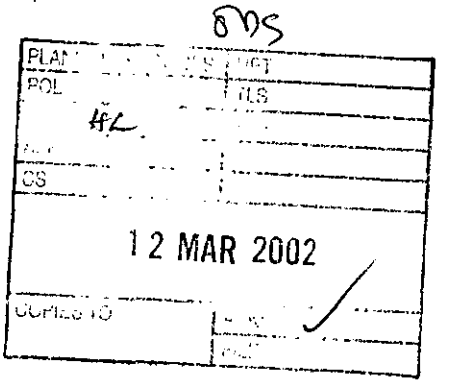
TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

READING BLUE COAT SCHOOL

Holme Park, Sonning on Thames, Berkshire RG4 6SU

Tel. 0118 944 1005 Extn:
Fax (Academic Staff) 0118 933 5867
Fax (School Office) 0118 944 2690
Email: @blue-coat.reading.sch.uk

Headmaster
S J W McArthur, B Sc, MA, Cert Ed, F Coll P



No. 1 Lodge
Reading Blue Coat School

11 March 2002

Your Ref: Heidi Lynch
F/2001/5526

Wokingham Unitary
Environmental Services Dept
Planning Services
PO Box 157, Shute End
Wokingham, Berkshire
RG40 1 WR

Dear Sirs,

Regarding the above application I voice my objection to the proposal, albeit the building is in situ and has been since 18th February 2002; obviously little regard for local residents. A fait accompli.

I cannot understand the thinking behind the Unitary Authority when they allow a second hand temporary building to be erected in an area which at best resembles a war torn street in Bosnia. The Authority needs to get owners to get their own back yards in order. A conservation area indeed – conservation of old buildings and rubbish!

There is also the added problem of even more vehicles in an already crowded area, plus the almost certain arrival in the field opposite of travellers.

Yours faithfully,

A.E. Farnese

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5526
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Application Number : F/2001/5526	**Map No :** 36
Case Officer : ~~AT~~ HL?	**Site Area :** 2·35
Valid Date : 27 FEB 2002	**Received Date: 17/12/2001**

Level : Delegated Application

Description : Proposed erection of temporary type building for use as offices, meeting room and storage space for Lawn Tennis Club.

Location : Berks County Sports Club, Sonning Lane, Sonning, Reading.

Parish : SO **Ward : SON** 7·3·02 JB

Applicant : Royal County Of Berkshire Sport & Social Club .

Fee Required: £380 ✓ **Fee Received:** ~~£95~~ (8)

* **Additional:** £285 requested 4/1 received 27/2 **or Refund:** .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	only 1 - no red line	✓ 4/1	27/02
BLOCK PLANS	"	✓	27/02
FORMS UNSIGNED	only 1	✓	27/02
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	all elevations	✓	27/02
FLOOR PLANS	6 copies floor plan	✓	27/02
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	New floor plans & elevations are not drawn to any recognisable scale - are ~~dimensions sufficient~~?		

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 7.3.02

Building Control

Heritage (Harold Sanders) adjacent to Conservation Area

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

Wokingham District Sports Council

Dinton Pastures re: Newts

Sport England

NEIGHBOURS

S/N + See map

+ pls include

Reading Blue Coat School

No pre-apps

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

Green Gap & Wedges
Rural Area
Countryside

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

Tel: (0118) 974 6482

Date: 07 March 2002

My ref: F/2001/5526

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5526
Berks County Sports Club, Sonning Lane, Sonning, Reading.
Proposed erection of temporary type building for use as offices, meeting room and storage space for Lawn Tennis Club.

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 **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2001/5526**
Berks County Sports Club, Sonning Lane, Sonning, Reading.
Proposed erection of temporary type building for use as offices, meeting room and storage space for Lawn Tennis Club.
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 N Rose

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

Received by Wokingham District Council

Application No: F/2001/5526

Proposal:
Proposed erection of temporary type building for use as offices, meeting room and storage space for Lawn Tennis Club.

Location:
Berks County Sports Club, Sonning 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5526 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2002. 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 Planning and Transportation

07 March 2002

copy

27.FEB.2001 * 5526

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Tel. (0118) 974 6429 or 6433

Date: 04 January 2002

Your Ref:

My Ref: F/2001/5526

Royal County Of Berkshire Sport & Social Club
Sonning Lane
Sonning
Berks
RG4 6ST

Dear Sir/Madam

Reference Number: 2001/5526

Site Address: Berks County Sports Club, Sonning Lane, Sonning, Reading.

Proposal: Proposed erection of temporary type building for use as offices, meeting room and storage space for Lawn Tennis Club.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Less than 6 copies of the application form have been submitted.

Less than 6 copies of the plans/drawings have been submitted.

No block plans have been submitted - 6 copies are required at a minimum of 1:500 scale with existing and proposed development as well as any adjoining properties clearly indicated. (Planning Services can provide these if required)

Side / front / rear elevational plans (6 copies)of the building are required plus 6 copies of a floor plan.

The fee required for this application is £380.00. This is worked out on floorspace created.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

(3) ADDRESS B.C.C. SPORTS GROUND EAST SIDE OF SONNING LANE PARISH SONNING

PLOT No. ORD. SHEET No. SU. 75 36 74, 75 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 10686	B.C.C SPORTS & SOCIAL CLUB	NEW ADD. SPORTS & SOC. CLUB	25.6.79 26.4.79	REF. & APP. REF. N/
10561	"	SQUASH COURT	21.5.79	N/A C/A
BR 11379	"	GARAGE	23.7.79	APP. N/A
12848	"	SQUASH COURT	8.5.80	N/A C/A
BR13670	"	" & GALLERY	20.5.80	APP. N/A
20774	"	EXTENSION OF SPORTS GROUND	[illegible]	[illegible]
		TO COMPENSATE FOR LOSS TO CRICKET & HOCKEY CLUB (19715)	3.5.84	N/A C/A
21232	"	EXTENSION OF SPORTS GROUND	21.5.84	N/A C/A
		ADJ. ABOVE		
26964	"	EXT. TO CHANGING ROOM	21.1.87	
BRA2091	"	EXTS TO EX. BUILDING	16.1.87	APP
27750	"	STORAGE AREA	27.8.87	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

BRA 2645 " OPEN COVERED STORAGE 25.3.87 APP

(1) SPORTS GROUND

ADDRESS EAST SIDE OF SONNING LANE PARISH SONNING

PLOT No. ORD. SHEET No. 36 - 31 SU.7574, 757

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
395/48	S.C. Rigby - Dale	Use of part of site for Royal Agricultural Show 1949	9.11.48	N/A 30.9.49 TP
201/50	Berks. County Guild. Sports Comm	Pavilion & Layout of Sports Ground	13.6.50	N/A App
C/1/60	"	Pavilion	29.7.60	App.
PD/176/61	Berkshire County Council	Store	18.5.61	App.
C/1/61	"	Sport & Groundsmans Store	15.6.61	App
C/2/64	"	Extension to Pavilion & Caretakers Bungalow	Information Only	
PD/180/65	"	"	13.5.65	App.
PD/416/69	"	Alterations to drainage & connection to sewer - Sports Pavilion	4.9.69	App
C/2/70	"	Extn. of Barn at Sports Club	23.6.70	N/A
C/5/70	"	change of use of land - agricult. to Sports Ground	6.1.71	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) SPORTS GROUND

ADDRESS EAST SIDE OF SONNING LANE PARISH SONNING

PLOT No. ORD. SHEET No. 36 - 31 SU7574,75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/7/70	Berk County Council	Additional facilities	6.1.71	N/A
1062/71	"	Squash Courts	25.11.71	N/A App
1856/72	BCC Sports Club Manag Com	2-storey Floodlights	8.1.73	C/A
1592/73	B.C.C.	Extn of recreation grounds	14.11.73	N/A C/A
1723/73	B.C.C.	Extns to Sports Club pavilion	14.11.73	C/A
BR 16	B.C. Sports Club.	CLUB ROOM, KITCHEN & CHANGING ROOM EXTEN.	31.1.74	App
03658	B.C.C.	Floodlighting	8.12.75	N/A
05555	"	extensions	24.2.77	N/A
BR 5742	"	"	8.2.77	App
10057	"	BUILDING FOR STORAGE	13.3.79	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

Application No.

27.FEB.2001* 5526

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

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

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
WOKINGHAM ~~DISTRICT~~ UNITARY AUTHORITY	SHUTE END, WOKINGHAM, BERKS FAO MIKE METCALFE	11/12/01

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of ROYAL COUNTY OF BERKS SPORTS & SOCIAL CLUB

Date . . . . 14/02/02 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

27 FEB 2001 * 5526

1.	APPLICANT'S NAME	ROYAL COUNTY OF BERKSHIRE SPORTS &
	ADDRESS	SOCIAL CLUB, SONNING LANE, SONNING
	POST CODE	RG4 6ST PHONE 0118 969 1340
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
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	BEHIND COURTHOUSE CHANGING ROOMS
		PLANS ATTACHED
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		COUNTY HQ FOR BERKSHIRE LAWN
		TENNIS ASSOCIATION -
		PORTACABIN STYLE BUILDING
5. Give the area in hectares or part of a hectare	AREA OF SITE	SITE 30 ACRES
		AREA OF BUILDING 0.0123 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	6 DRAWING & PLANS

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.

SPORTS 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.

PORTACABIN STYLE BUILDING

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.

BEHIND EXISTING FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

INTO EXISTING DRAINAGE FACILITIES

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

AS EXISTING
SERVICE ROAD EXISTING

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 N/A

	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.

£380 — 00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF ROYAL COUNTY OF BERKS SPORTS & SOCIAL CLUB DATE 14/02/02

R. GILL CLUB SECRETARY

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

27 FEB 2001 15:56

	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	N/A			
A2	FINANCIAL AND PROFESSIONAL SERVICES	N/A			
A3	FOOD AND DRINK	N/A			
B1(a)	OFFICE (other than A2)	NONE	N/A	123 SQ METRES	
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION	N/A			
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	*Please Specify*				
	TOTAL			123	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	120	
Proposed		

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

OFFICES, MEETING ROOM & STORAGE SPACE FOR BERKSHIRE LAWN BOWLS ASSOCIATION COUNTY HEADQUARTERS.

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

BERKS COUNTY CTA
(a) N/A
(b) N/A

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

Existing Staff	Transferred Staff	New Staff	Total
5 MAX (VOLUNTARY 2-3)			5

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

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'