THIS FILE IS CONFIDENTIAL EXCEPT FOR PART I AND DECISION.

SOUTHPORT U.K. LONDON OFFICE

SYSTEMS LTD

APPLICATION NO: **CLE/2000/0543**

LOCATION:
The Old Barn Poplar Lane, Winnersh Wokingham.

APPLICANT:
Hamblin Watermains C/O John Andrews Associates

PROPOSAL:
Applicationf or certificate of lawful existing us for storage purposes with ancillary offices anc car parking relating to contractors depot.

EARLIEST DATE FOR DECISION: **11/03/2000**

APPLICATION EXPIRY DATE: **03/04/2000**

CASE OFFICER: **Lynette Baker**

Application No : CLUE/2000/0543

WOKINGHAM DISTRICT COUNCIL

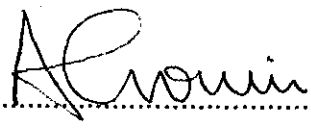
TOWN & COUNTRY PLANNING ACT 1990, SECTION 191
AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995: ARTICLE 24

Certificate of Lawful Use or Development

The Wokingham District Council hereby certify that on 30 August 2000 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, and edged red was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

The use commenced more than 10 years before the date of this decision.

Signed  (Head of Development Control)

On behalf of Wokingham District Council, Shute End, Wokingham, Berkshire RG40 1WH

Date: 30 August 2000

FIRST SCHEDULE

Use of land and building at The Old Barn for storage purposes with ancillary offices and car parking relating to contractor's depot.

SECOND SCHEDULE

Land and building at The Old Barn, Poplar Lane, Winnersh.

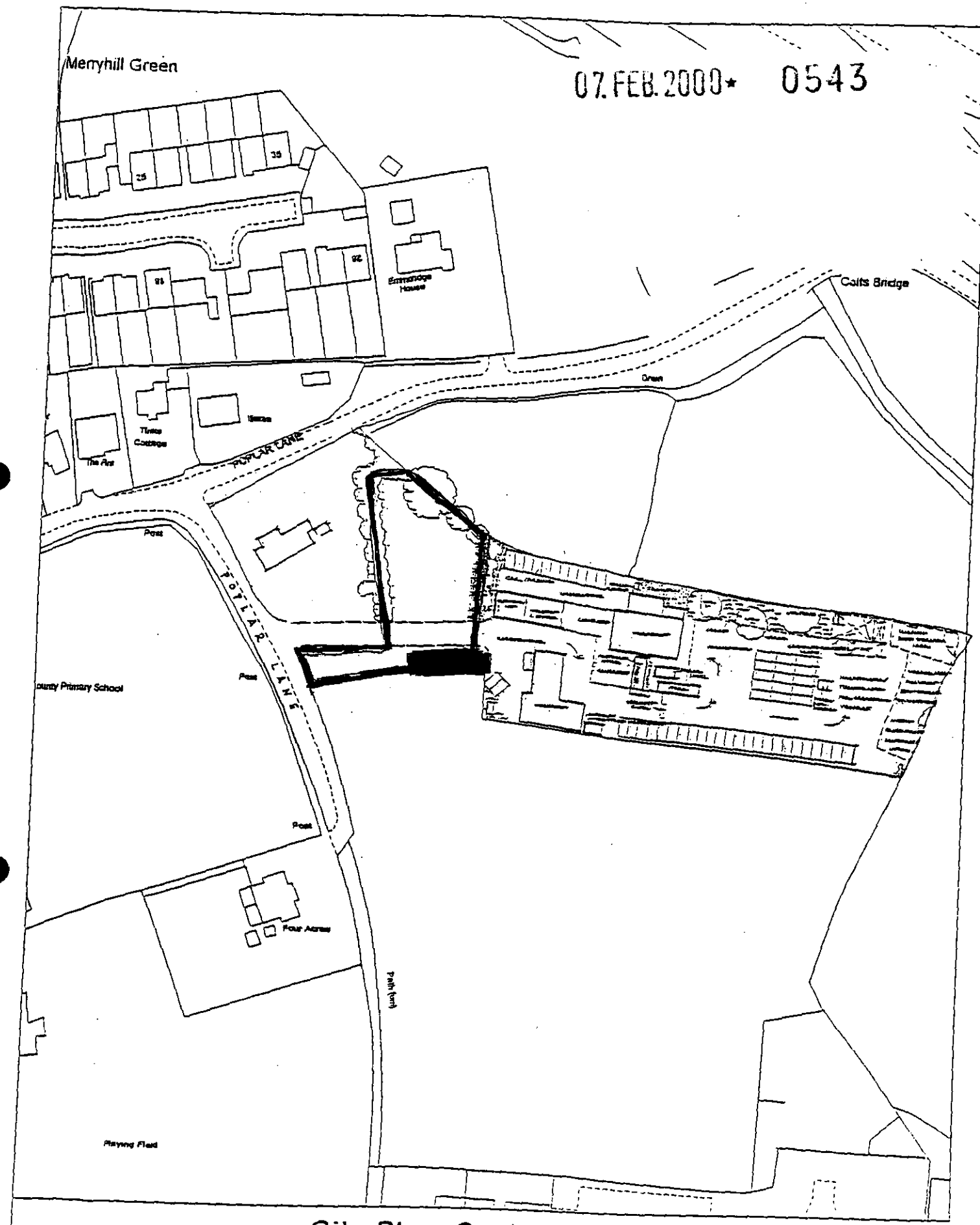
Notes :

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.

3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.



Site Plan, Scale: 1 to 1250

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Wokingham District Council, Licence No. LA086134
Date: 8 December 1998

RECORD OF SITE VISIT

SITE ADDRESS: The Old Barn Poplar Lane Winnersh Wokingham.

APPLICATION NUMBER: CLE/2000/0543

OFFICER: Lynette Baker

DATE OF SITE VISIT: 8/3

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

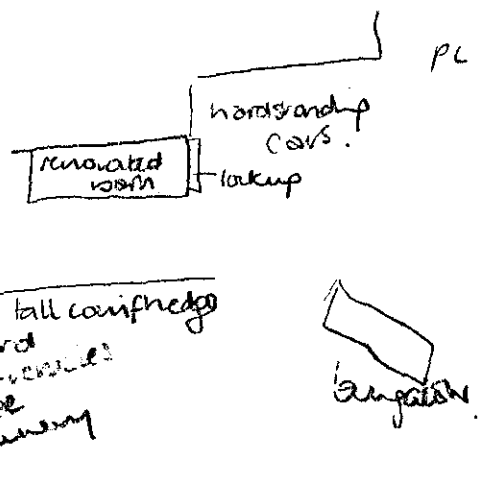
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



WORK SHEET FOR : Lynette Baker

Application Number : CLE/2000/0543

Applicant : Hamblin Watermains C/O John Andrews Associates.

Location : The Old Barn , Poplar Lane, Winnersh, Wokingham.

Proposal : Applicationf or certificate of lawful existing use for storage purposes with ancillary offices and car parking relating to contractors depot.

Site Notice Displayed ? :

YES	NO	DATE
		8/3

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 07/02/2000

Earliest Date for Decision : 11/03/2000

Latest Consultation Date/Site Notice Expiry Date : 11/03/2000

Application Expiry Date: 03/04/2000

Consultation Responses :

Planning Issues :

Application Number: CLE/2000/0543

Appraisal :

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

Application Number CLE/2000/0543
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

07.FEB.2000* 0543

STATUTORY DECLARATION

I, **DOROTHY MAY DOUST**, of 40 Burrcroft Court, Bath Road, Reading, Berkshire RG30 2ET do solemnly and sincerely declare as follows :

1. From 1946 to 1978 I lived in Tinks Cottage, Poplar Lane, Winnersh.

2. In 1978 my late husband and I had a new bungalow built next door into which we moved and lived for the next seventeen years, that is, until 1995. Our new bungalow was named Illetas and is shown COLOURED BLUE on PLAN DMD attached.

3. I have visited the bungalow known as The Smallholding owned and occupied by Mr. and Mrs. Bromley countless times throughout the years from 1946 to date. Mr. and Mrs. Bromley and their family became close friends. The bungalow known as The Smallholding is shown COLOURED GREEN on PLAN DMD.

4. The land and building within the area EDGED RED on PLAN DMD and adjoining land to the north-east were originally used for the breeding of pigs and the keeping of horses when the Bromley family came.

5. From 1965 Michael Hamblin and Josephine Hamblin lived in a caravan on the land for about four years and after living there for approximately three years started using the barn shown COLOURED RED and the land shown EDGED RED on PLAN DMD in connection with a business involved in the laying of gas and water mains.

6. The open land to the north of the barn was used for the storage of sand and ballast, pipes and other materials. Also parked on the land were excavating machinery, diggers and vans and lorries used by the business.

7. The barn was used for the storage of tools and smaller types of equipment. In the barn there was and remains an office with a small area set aside for tea making facilities.

8. The open land to the west of the barn within the area EDGED RED has been used by employees and visitors for the parking of cars and other vehicles.

AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

D M. Doust

DECLARED BY the said **DOROTHY MAY DOUST** this 16th

day of November 1999

at 63 Park Sur Wright

In the County of Bshire

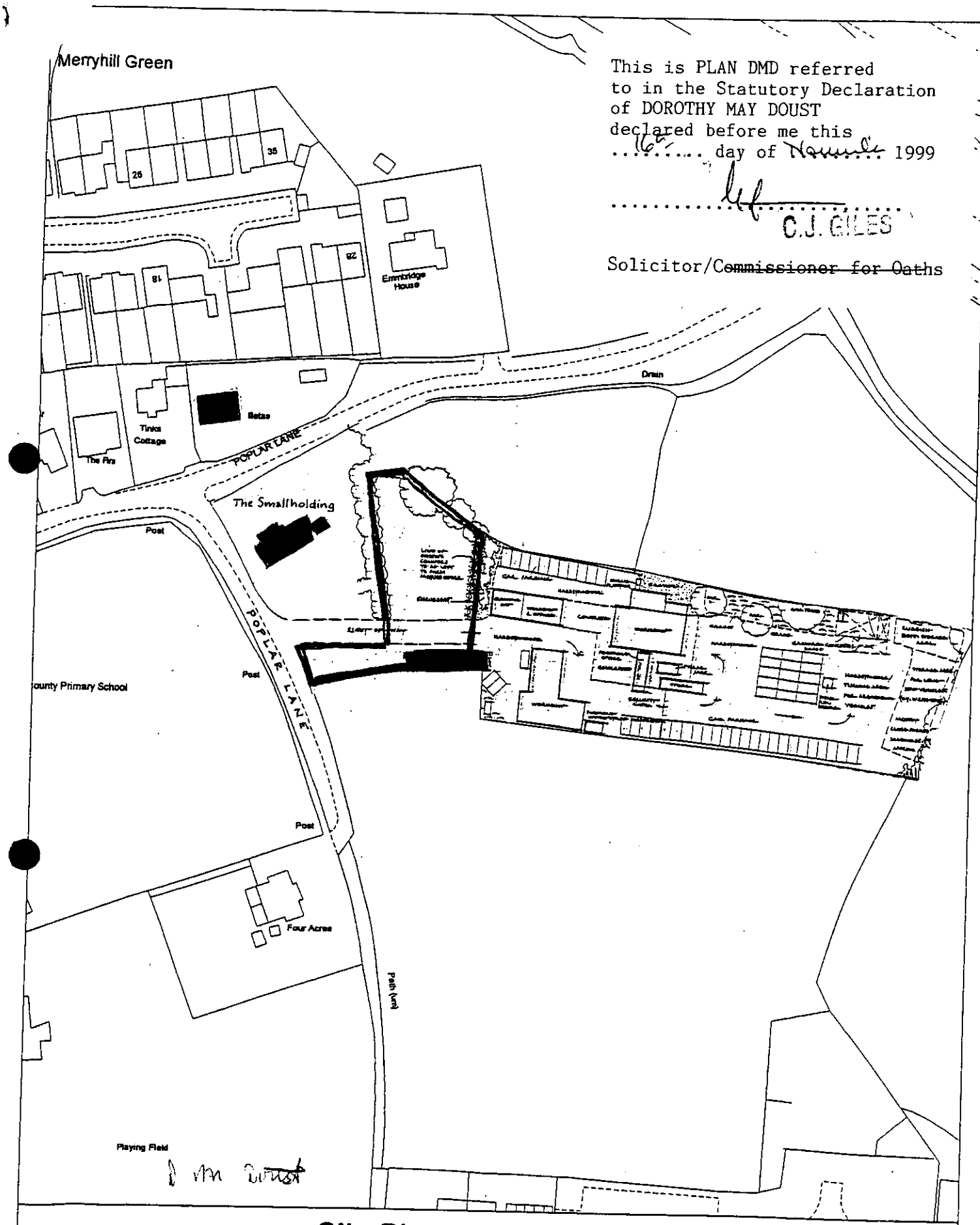
BEFORE ME .....

A ~~Commissioner for Oaths /~~ Solicitor

This is PLAN DMD referred to in the Statutory Declaration of DOROTHY MAY DOUST declared before me this 16th day of November 1999

.....
C.J. GILES

Solicitor/~~Commissioner for Oaths~~



Site Plan, Scale: 1 to 1250

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Wokingham District Council, Licence No. LA086134
Date: 8 December 1998

07.FEB.2000*. 0543

WOKINGHAM District Council
Planning Dept.
Shute End
WOKINGHAM

MRS J WESSON
4 AMETHYST CLOSE
WOOSEHILL
WOKINGHAM
BERKS RG41 3TT
01189 794924

8 - 6 - 98

Dear Sirs

RE: THE OLD BARN
POPLAR LANE
WINNERSH

I have known Mr. M. HAMBLIN for over 30 years + he has always worked at the above address until his sons took over the business.

They work very hard, and the Water Board Jim Same will vouch for this Point. If Mr. L.F SOUTHGATE was alive he would vouch for them as well, seems he knew Andrew.

I fail to see why after all these years you should be in doubt.

Yours faithfully

Joyce Wesson
FORMER SECRET TO THE CHAIRMAN of the D.C
SCHOOL GOVERNOR 20 yrs

Tel: (0118) 974 6447

Date:

My ref: CLE/2000/0543

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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: CLE/2000/0543
The Old Barn , Poplar Lane, Winnersh, Wokingham.
Applicationf or certificate of lawful existing use for storage purposes with ancillary offices and car parking relating to contractors depot.

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 **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Lynette Baker** Application Number: **CLE/2000/0543**
The Old Barn , Poplar Lane, Winnersh, Wokingham.
Applicationf or certificate of lawful existing use for storage purposes with ancillary offices and car parking relating to contractors depot.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor R Turner

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6447

Date:

My ref: CLE/2000/0543

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

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Dear Councillor

Application Number: CLE/2000/0543
The Old Barn , Poplar Lane, Winnersh, Wokingham.
Applicationf or certificate of lawful existing use for storage purposes with ancillary offices and car parking relating to contractors depot.

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Head of Planning and Transportation

LISTING FORM

Case officer: **Lynette Baker** Application Number: **CLE/2000/0543**
The Old Barn , Poplar Lane, Winnersh, Wokingham.
Applicationf or certificate of lawful existing use for storage purposes with ancillary offices and car parking relating to contractors depot.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6447

Date:

My ref: CLE/2000/0543

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

CONFIDENTIAL

Councillor D Ball
7 Grovelands Avenue
Winnersh
RG41 5JU

Dear Councillor

Application Number: CLE/2000/0543
The Old Barn , Poplar Lane, Winnersh, Wokingham.
Applicationf or certificate of lawful existing use for storage purposes with ancillary offices and car parking relating to contractors depot.

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If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Lynette Baker** Application Number: **CLE/2000/0543**
The Old Barn , Poplar Lane, Winnersh, Wokingham.
Applicationf or certificate of lawful existing use for storage purposes with ancillary offices and car parking relating to contractors depot.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Ball

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: CLE/2000/0543

Proposal:
Applicationf or certificate of lawful existing use for storage purposes with ancillary offices and car parking relating to contractors depot.

Location:
The Old Barn , Poplar Lane, Winnersh, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/03/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Please do neighbour notifications for

CLE/2000/0543

- Four Acres,
Bungalow app
& all properties in Poplar Lane

Thanks,
Lynette - 8/3

Pl. confirm when done.

CONSULTATION SHEET

APPLICATION NO.
CLE/2000/0543.

1859

ADDRESS TO WHICH LETTER SENT	DATE SENT	REPLY RECEIVED (DATE)	APPEAL NOTIFICATION SENT
Woodford Poplar Lane, Winnersh	9.3.2000		
Kutir "	✓		
The Firs "	✓		
Tinks Cottage, "	✓		
Lletas "	✓		
Bridge House, "	✓		
Smallholdings, " "	✓		

1943

SPARE

07 FEB 2000* 0543

For the Council's use only:

Application No: .....

Date received: .....

WOKINGHAM DISTRICT COUNCIL

Town and Country Planning Act 1990, Section 191, as amended by Section 10 of the Planning and Compensation Act 1991.

Town and Country Planning General Development (Amendment) Order, 1992.

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN *EXISTING* USE OR OPERATION OR ACTIVITY IN BREACH OF A PLANNING CONDITION.

---

1. Description of existing use or operation or activity applied for:

USE OF LAND AND BUILDING FOR STORAGE PURPOSES WITH ANCILLARY OFFICES AND CAR PARKING RELATING TO CONTRACTOR'S DEPOT

---

2. Applicant (in block capitals)

Name: HAMBLIN WATERMAINS

Address: 'THE OLD BARN' POPLAR LANE
WINNERSH WOKINGHAM BERKSHIRE

Post Code: RG 41 5JR

Tel. No: 0118 989 1500

---

3. Agent (if any)

Name: JOHN ANDREWS ASSOCIATES

Address: 'THE LODGE' 66 ST LEONARD'S ROAD
WINDSOR BERKSHIRE

Post Code: SL4 3BY

Tel. No: 01753 831330

4. (1) Nature of applicant's interest in the land, e.g. ~~owner~~, lessee, ~~occupier~~.

(2) If you do not have an interest:

(a) give name(s) and address(es) of anyone you know who has an interest in the land.

MRS J HAMBLIN
'THE PADDOCKS'
CROFT ROAD
SHINFIELD BERKS
RG2 9JR

MR P BROMLEY
'RUSSET GLADE'
HOLLYBUSH RIDE
FINCHAMPSTEAD

(b) state the nature of their interest (if known).

OWNERS

(c) state whether they have been informed about this application.

YES/~~NO~~

---

5. Address or exact location of the land to which this application relates:

'THE OLD BARN'
POPLAR LANE
WINNERSH
WOKINGHAM RG41 5JR

Describe here and enclose (6) copies of an OS-based plan showing the boundary of the land edged in red.

0·13 HECTARE OF OPEN LAND TO NORTH AND SOUTH OF RIGHT OF WAY TO BROMLEY'S MOTOR WORKS CONTAINING 'THE OLD BARN' (100 SQUARE METRES) USED FOR OFFICE AND STORAGE PURPOSES

---

6. This application is for:

\ *an existing use;

YES

~~*an existing operation~~:

~~*an existing use, operation or activity in breach of a condition~~;

being a use, operation or activity subsisting on the date of this application.

(*Tick whichever is applicable).

---

7. If there is more than one subsisting use of, or operation or activity on the land at the date of this application, describe fully each of them and, where appropriate, show to which part of the land each use, operation or activity relates.

THE USE DESCRIBED IN 1 ABOVE COMPRISES ONE USE BY ONE OPERATOR viz. THE APPLICANT COMPANY

---

8. When was the use or activity begun, or the operation substantially completed?

1968

---

9. Under what grounds is the certificate sought?

(Delete those which are not applicable)

(1) The use began more than ten years before the date of this application; ~~or~~

(2) ~~The use, operation or activity in breach of condition began more than ten years before the date of this application; or~~

(3) ~~The use began within the last ten years, as a result of a change of use not requiring planning permission in the last ten years; or~~

(4) ~~The operations were substantially completed more than four years before the date of this application; or~~

(5) ~~The use as a single dwellinghouse began more than four years before the date of this application.~~

(6) ~~Other - specify (this might include claims that the change of use or operation was not development, or that it benefited from planning permission granted under the Act or by the General Development Order).~~

10. If the certificate is sought for a use, operation or activity in breach of a condition or limitation, specify the condition or limitation which has not been complied with, and attach a copy of the relevant planning permission.

NOT APPLICABLE

---

11. Give any additional information you consider necessary to substantiate your claim.

SEE ACCOMPANYING LETTER
DATED 26 JANUARY 2000

(Continue on a separate sheet if necessary)

---

12. List here all the documents, drawings or plans which accompany this application.

SEE ACCOMPANYING LETTER dated 26 JANUARY 2000
and SITE PLAN (Scale 1:1250) and
LOCATION PLAN (Scale 1:2500)

~~I~~/We hereby apply for a lawful use or development certificate under Section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it. ~~I/We enclose the appropriate fee of~~ £..SEE..CLU(E) 131.

Signed: ..... Date: 26 JANUARY 2000
~~for JOHN ANDREWS ASSOCIATES~~

On behalf of: HAMBLIN WATERMAINS

(Insert name of applicant if signed by an Agent).

WARNING: The amended Section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

(1) THE SMALLHOLDING

ADDRESS POPLAR LANE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7871 54

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
734/52	Mr. G. Bromley	4½" outer walls, Extn, & Retention as permanent dwelling	9.12.52	App. App
302/53	"	Piggery	16.6.53	App. N/A
0/331/60	"	Outline {Residential Development	5.1.61	N/A Refu
0/13/65	"	outline - 1 dwelling on land East side Smallholding	3.2.65	N/A Refu
105/71	Chalgray Ltd	outline - Land devel. 13 acres	30.12.71	N/A Refu
1160/72	Mrs C Bromley	use of land & premises as Riding School	3.8.72	- C/A
13913	MR. G "	O/APP 3 HOUSES TO SOUTH	28.8.80	N/A Ref
13914	"	O/APP 2 " " EAST	28.8.80	N/A Ref
23570	BROMLEY BODY REPAIRS	NEW WORKSHOP & PAINT STORE ON SITE OF EXISTING + PARKING	19.6.85	N/A CLA
25162	"	"	23.4.85	CLA
BRA 625	"	"	16.5.86	APP

DATE OF COMPLETION

MINISTRY DECISION Appeal Dismissed 0/13/65. 105/71 Appeal Dismissed 8/12/72

SPECIAL ORDERS EUC - CAR REPAIRS - 17-7-83

DRAINAGE

36286 - " RETAIN EX. WORKSHOP SMALL REPL. WORKSHOP/CLEANING BAY/ 6391 CLA

(2) ADDRESS THE SMALLHOLDING PARISH WINNERSH

PLOT No. POPLAR LANE ORD. SHEET No. SU.7871 S

BUILDER BROMLEY BODY REPAIRS

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38790	BROMLEY BODY REPAIRS	2/ST. EXT. (RECEPTION OFFICES OVER)	14.2.92	CLA
38799 APPEAL	MR. M. HAMBLIN	O/L. 3 ON SITE OF THE SMALLHOLDING DET. DWELLINGS/GARAGES	20-2-92	Re
FP/92/1050	MR P. BROMLEY	EXT. TO WORKSHOP TO FORM RECEPTION & OFFICES	19.1.93	APP
FP/93/1191 A	"	EXT. TO WORKSHOP TO PROVIDE CLEANING BAY	~~26.3.93~~ 27.5.93	~~Ref~~ APP
FP94/2491	"	UNDERPINNING & REPAIR WORKS	20.4.94	APP
44551 95/60640/F	BROMLEY GARAGE SERVICES (RETRO)	CONCRETE BASE & BLOCK HOUSING FOR CAR WASHING 2 FLOODLAMPS	7.12.95	CL
44552	"	2 PORTACABINS (OFFICE & STAFF MESS FACILITIES)	12.12.95	CLA

DATE OF COMPLETION

MINISTRY DECISION 38799 - APPEAL DISMISSED - 17.12.92

SPECIAL ORDERS

DRAINAGE

091074

1933

(3) THE SMALLHEADING

ADDRESS POPLAR LANE PARISH WINKBURN

PLOT No. BROMLEY BODY REPAIRS ORD. SHEET No. SU 76/1 (5

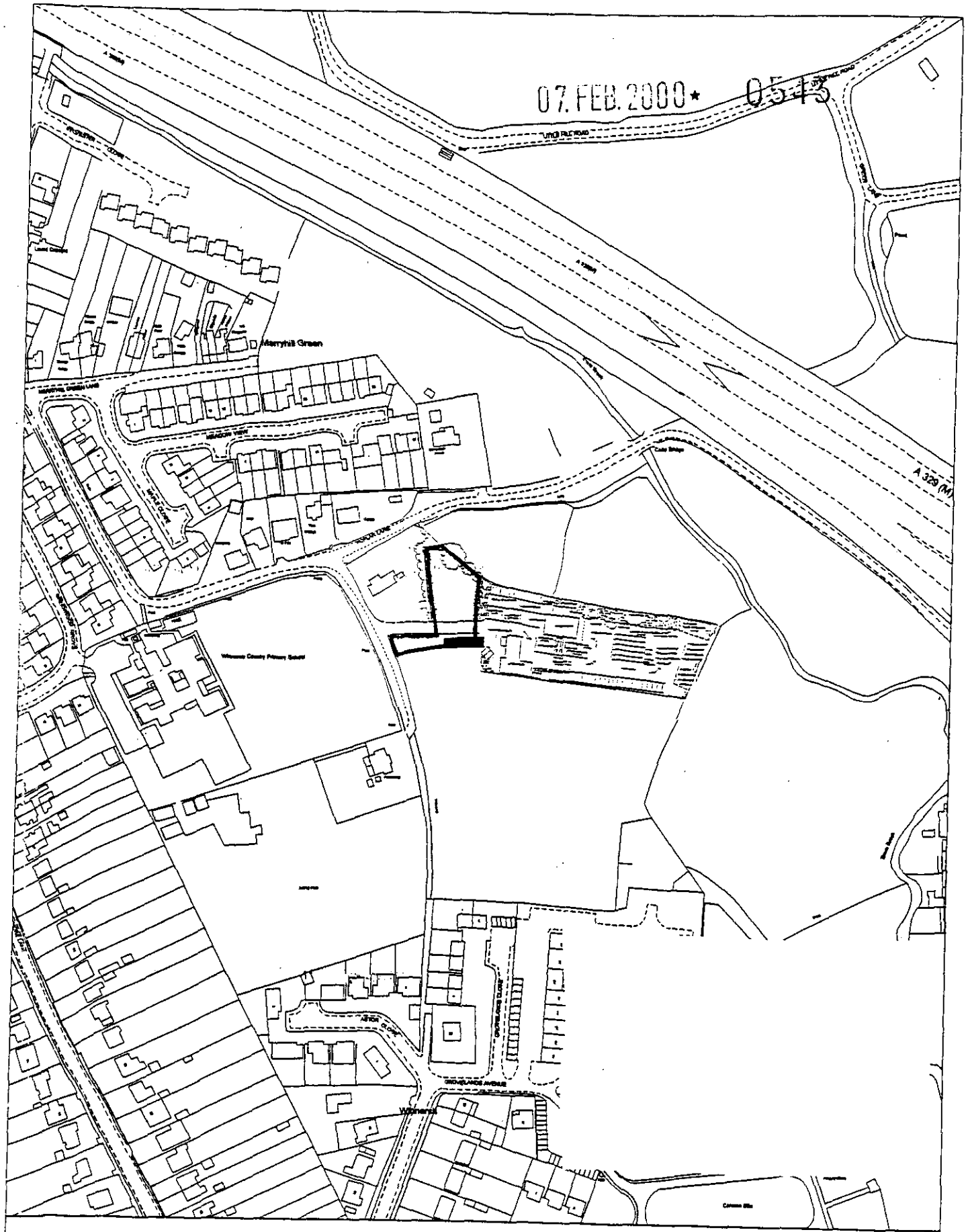
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
96/63468/F	BROMLEY GARAGE SERVICES	SATELLITE DISH ON TEMP. BUILDING	1.5.96	C
				31.12
LP96/5185	"	2/SE. HIGHSWAY	23.4.96	APP
98/68769/F	"	Erect 20m. Monopole with 3 Dual Polar Antennas, 2 Dish Antennas & 1 Radio Equip Housing	25.2.99	C

MINISTRY DECISION

SPECIAL ORDERS CLU(E) 131 - W/DR. - 25/5/99

07. FEB. 2000 ★ 0545



Site Plan, Scale: 1 to 2500

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Wokingham District Council, Licence No. LA086134
Date: 8 December 1998



Roy Wood Transits ltd

Tel: 0118 978 5079 Fax: 0118 989 4506
www.roywoodtransits.co.uk



P.O. Box 157
Wokingham District Council
Planning Department
Shute End
Wokingham
Berks
RG11 1WR

Application No. CLU (E) 131

10.1.99

To Whom it may concern;

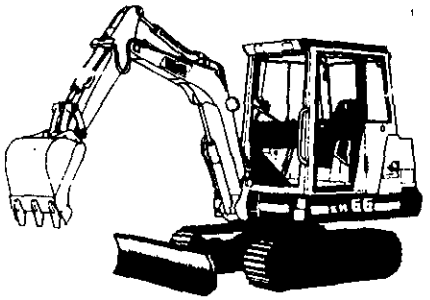
I am happy to confirm that I am very familiar with the use to which the stabling at what was the riding school at Poplar Lane has been put. In the autumn of 1965 I was engaged by Mr M. Hamblin to transport and position on the site a residential caravan which became his home. Within a year, Mr Hamblin set up his business as a water mains contractor which he ran from there using some of the sheds as storage. I also delivered a Porta-Cabin which was then used as a works office, and since that time, various vehicles sold to the company have been delivered to that address. To my certain knowledge there has been no break in this use for the past some thirty-odd years.

Trusting that the above might be of interest,
I am Yours faithfully

R. A. WOOD

Wood.

07.FEB.2000* 0543



WINNERSH PLANT HIRE LTD.

Registered Office:

580 READING ROAD · WINNERSH · BERKSHIRE RG41 5HA

Telephone: (0118) 9894144 or 9792828

Company Reg No: 1240087

9th February 1999

PO Box 157
Wokingham District Council
Planning Dept
Shute End
Wokingham
Berks

Ref Hambbin Watermains
Application No CLU(E)131

To Whom it may concern

I would confirm that Winnersh Plant Hire Ltd and our former Company Bradbury Plant Hire have been hiring to, delivering and collecting Contractors Plant and equipment to the above named Company for approxiamately twenty four years.

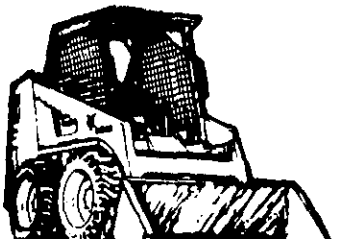
This has involved on many occasions delivering and collecting to their yard and depot at the Old Barn, Poplar Lane, Winnersh Berks.

I hope this letter further assists your enquiries into this matter.

Yours faithfully

pp N. Fuller.

M G R Bradbury



07.FEB.2000* 0543

AXWORTHY
plant & tool hire

AXWORTHY & COMPANY LTD
GROVELANDS AVENUE
WINNERSH, WOKINGHAM
BERKSHIRE. RG41 5JX

Tel: 0118 978 4444
Fax: 0118 977 3328
E.mail: axworthy@aol.com

FGT/jc
12 February 1999

Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG11 1WR

Dear Sirs

Re: Planning Application number CLU (E) 131

We wish to advise you that we have had the privilege of trading with Hamblins since 1970.

During the many years of our association we have delivered plant, tools and equipment to their premises The Old Barn, Poplar Lane, Winnersh on a regular basis.

Yours faithfully

for AXWORTHY & COMPANY LTD

Fred Tarrant - Managing Director

FENTON
Plant Hire
ARROWHEAD ROAD, THEALE
READING, RG7 4AE
TEL: (0118) 930 3066 FAX: (0118) 930 3411

07.FEB.2000* 0543

Wokingham District Council
P.O.Box 157
Planning Department
Shute End
Wokingham
RG11 1WR

4th February 1999

Ref. Application Number CLU (E) 131

Dear Sirs,

We would like to take this opportunity to advise you that our Company has been trading with Hamblin (Water Mains) at their Poplar Lane,Winnersh yard for over 20 years.

The nature of our business is Contractors Plant Hire, which has involved us delivering and collecting from Poplar Lane ,Winnersh on a regular basis .

Yours faithfully

David McAteer

David McAteer
Plant Manager

07. FEB. 2000 Hanson

Our Ref: DM/dh/jaasoc42

Hanson Aggregates
Garston Road
Frome
Somerset BA11 1RS
Tel 01373 457300
Fax 01373 457301
www.hanson-aggregates.com

4 February 1999

John Andrews Associates
The Lodge
60 St Lenards Road
WINDSOR
SL4 3BY

Dear Sirs

HAMBLIN WATER MAINS PLANNING APPLICATION

We would like to confirm that Hanson Aggregates (formerly ARC Southern) have been delivering aggregates to Hamblin's Yard, The Old Barn, Poplar Lane, Winnersh in excess of twenty years and are continuing to trade currently.

Yours faithfully

Duncan Moxey

Duncan Moxey
Sales Centre Manager - Glos/Oxon

Hanson Quarry Products Europe Limited
Registered in England No. 300002
Registered Office: The Ridge
Chipping Sodbury
Bristol BS37 6AY
Formerly ARC Limited

07.FEB.2000*

Staysure LTD
TYRE & AUTO CENTRE

FTM TRUCK BREAKDOWN 24 UK
An FTM Truck Member

LANGLEY COMMON GARAGE · 58-62 LANGLEY COMMON ROAD · BARKHAM, WOKINGHAM, BERKS RG40 4TS
Telephone: 0118 9782102/9760147
Fax: 0118 9781353
Freephone: 0800 919908

MOT &
EXHAUST CENTRE
Telephone: 0118 9760262

February 3, 1999.

07.FEB.2000* 0543

Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG11 1WR

Dear sirs,

Re: Hamblin Watermains, The Old Barn, Poplar Lane, Winnersh

Please be informed that Staysure Tyres have carried out emergency repairs to Hamblin plant & vehicles at the above premises since the formation of our company in November, 1986. Prior to that date, in the capacity as manager of Motorway Tyres depot in Reading, I carried out similar works at the above address.

Yours faithfully,

Paul Smith

PAUL SMITH
Director

I.T.D.N. LINKLINE 24 HOUR

07.FEB.2000* 0543

HADLEY

Alan Hadley Limited

Tipper Hire .. Skip Service .. Aggregates .. Topsoil .. Landfill Operators

Fenton House, 102 Grazeley Road, Three Mile Cross, Reading, Berkshire RG7 1BJ
Telephone (0118) 9883266 Facsimile (0118) 9884538
e-mail: waste@hadleys.co.uk

Mr M P Hamblin
The Paddocks
Croft Road
Shinfield
Reading
Berkshire

30 June 1998

To whom it may concern

This letter is to confirm that Alan Hadley Limited have been delivering skips and aggregate to Hamblin's yard at Poplar Lane, Winnersh for at least 20 years and we are still trading today.

Yours faithfully

Chris Ward
Skip Manager

Registered Office: Arrowhead Road, Theale, Berkshire RG7 4AE
Registered Number: 277871 England

Directors: J. Fleming, P.R. Fenton, D. Gammer. Secretary: J. Fenton

MEAKIN
BUILDING SUPPLIES

V.A.T. Nº 314 8061 79

07.FEB.2000* 0543

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPT
P O BOX 157
SHUTE END
WOKINGHAM
BERKS
RG11 1WR

DATE: 4TH February 99

To Whom It May Concern:

RE: PLANNING APPLICATION No. CLU (E) 131

We are pleased to confirm that Meakin Building Supplies have been delivering materials to the yard of Hamblin Watermains, at The Old Barn, Poplar Lane, Winnersh, Berks, since our own start of trading in 1978.

Yours faithfully

P J Bonner
Manager

☐ READING: (Head Office): Lambs Lane, Spencers Wood, Reading, BERKS., RG7 1JE Tel: 0118 - 988 3477 Fax: 0118 - 988 5148

☐ MAIDENHEAD: Smithfield Road, White Waltham, Maidenhead, BERKS., SL6 3NP Tel: 01628 - 825825 Fax: 01628 - 829494

STATUTORY DECLARATION

07.FEB.2000* 0543

I, **PETER ERIC HUMPHRIES** of 2 Sheepland Cottages, Twyford Road, Wargrave RG10 8DJ do solemnly and sincerely declare as follows :

1. From 1962 until 1998 I was employed by Thames Water Utilities. My responsibilities up to 1990 were to supervise contractors working on behalf of Thames Water. To my knowledge Hamblin Watermains have undertaken contract works for Thames Water since at least 1975, the year I was appointed Superintendent for the Distribution Area centred on Wokingham District.

2. In connection with my duties and responsibilities to Thames Water I regularly visited the land and premises known as The Old Barn in Poplar Lane, Winnersh, for meetings with representatives of Hamblin Watermains. These meetings were concerning on-going contracts, proposed new contracts and the planning and phasing of work generally.

3. The land and The Old Barn used and occupied by Hamblin Watermains are shown EDGED RED and COLOURED RED respectively on PLAN PEH/1 attached to this my declaration.

4. For use in connection with forthcoming works Thames Water delivered or arranged to be delivered to The Old Barn pipework, fittings and other essential materials.

5. Bulky items such as coils of pipes were stored until required on the open land to the north of The Old Barn. Smaller and/or expensive items were stored in The Old Barn for reasons of security.

6. When I visited the site I usually parked my van or car to the west of The Old Barn where staff cars and other vehicles were parked.

7. The Local Depot of Thames Water is in Grovelands Avenue once used as a Council yard. This Depot is situated a very short distance from Hamblin Watermains and thus extremely convenient for spur of the moment meetings for project updates or arranging for urgent works to be undertaken. On average I would visit The Old Barn at least once a week in respect of such matters.

8. In 1990 I was appointed as a Training Officer whereupon my visits to the premises of Hamblin Watermains were amongst other matters for the purposes of advising on the training of sub-contractors' employees and to inform on courses provided at Little Marlow in respect of the New Road and Street Works Act 1991.

9. I last visited the site at the end of March this year. This was a social call whilst in the area as I took early retirement in 1998. I saw that the activities carried out on the land by Hamblin Watermains had not changed although the office facilities within The Old Barn had been upgraded.

AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

P. Humphries

DECLARED BY the said **PETER ERIC HUMPHRIES** this 16th

day of November 1999

at 63 Rushden Way

In the County of Berks

BEFORE ME .....

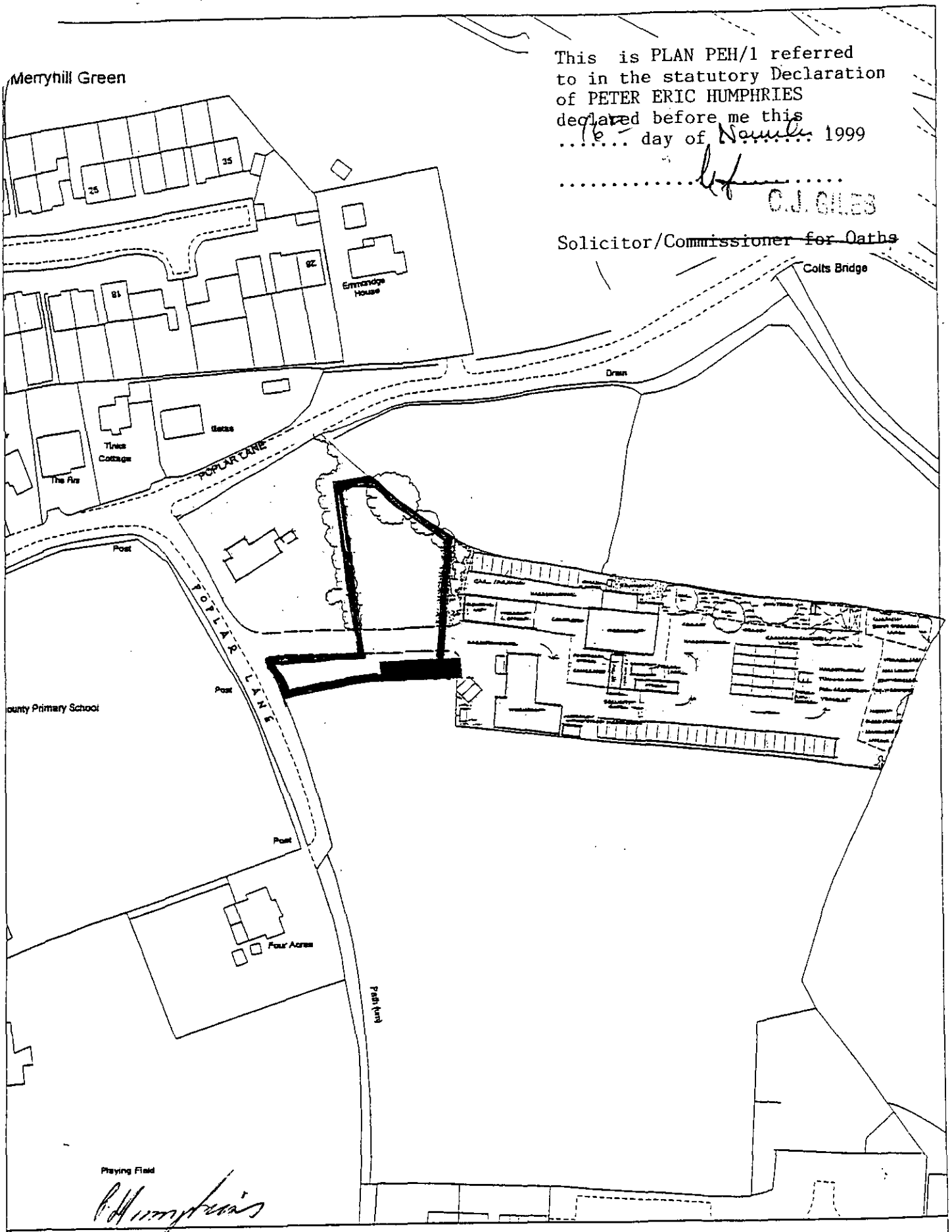
~~A Commissioner for Oaths~~ / Solicitor

This is PLAN PEH/1 referred to in the statutory Declaration of PETER ERIC HUMPHRIES declared before me this 16th day of November 1999

.....

C.J. GILES

Solicitor/Commissioner ~~for Oaths~~



Site Plan, Scale: 1 to 1250

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Wokingham District Council, Licence No. LA086134

Date: 8 December 1998

STATUTORY DECLARATION 07 FEB 2000* 0543

I, **DANIEL KEITH JOHNSON** of 4 Merryhill Green Lane, Winnersh, Berkshire, do solemnly and sincerely declare as follows :

1. I was born and have lived locally all my life. I am 55 years old. In particular I have lived at my present address for some 25 years.

2. Throughout my knowledge of the area The Old Barn now occupied by Hamblin Watermains has been in existence. To the best of my recollection it was used up until the mid to late 1960's by Mr. George Bromley for storage purposes. Mr. Bromley and his family used to live in a bungalow opposite.

3. Since at least the 1970's I know that the barn has been used continuously for purposes in connection with the business activities of the Hamblin family. The business is concerned with the laying of gas and water mains.

4. I regularly used to visit Bromley Motor Works an adjoining business involved with the repair of vehicle bodies to collect scrap metal. My visits to the Bromley Motor Works necessitated passing directly by The Old Barn and the land opposite used by Hamblin's business.

5. I have also collected waste from Hamblin Watermains and therefore been in and out of The Old Barn on numerous occasions since the 1970's. Apart from being tidied up inside the use of the building has not changed. It is used partly for office purposes, partly as a staff kitchen, partly for the storage of tools and materials and there are also toilet facilities. The building is only used by Hamblin Watermains.

6. On the land opposite The Old Barn Hamblin Watermains store plant and equipment and park their various vehicles there overnight. Land to the side of the barn is used as a car park.

7. Due to passing by and living close by I have observed that the vehicles belonging to Hamblin Watermains are now signwritten whereas they never used to be. I know most of the Hamblin family and employees involved in the business which highlighted this fact to me when they drove past from time to time.

8. I PRODUCE PLAN DKJ/1 identifying The Old Barn COLOURED RED and the open land EDGED RED which to the best of my belief has been continuously occupied and used by Hamblin Watermains in relation to their contracting business activities since the 1970's.

AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

D. K. Johnson,

DECLARED BY the said **DANIEL KEITH JOHNSON** this 17th

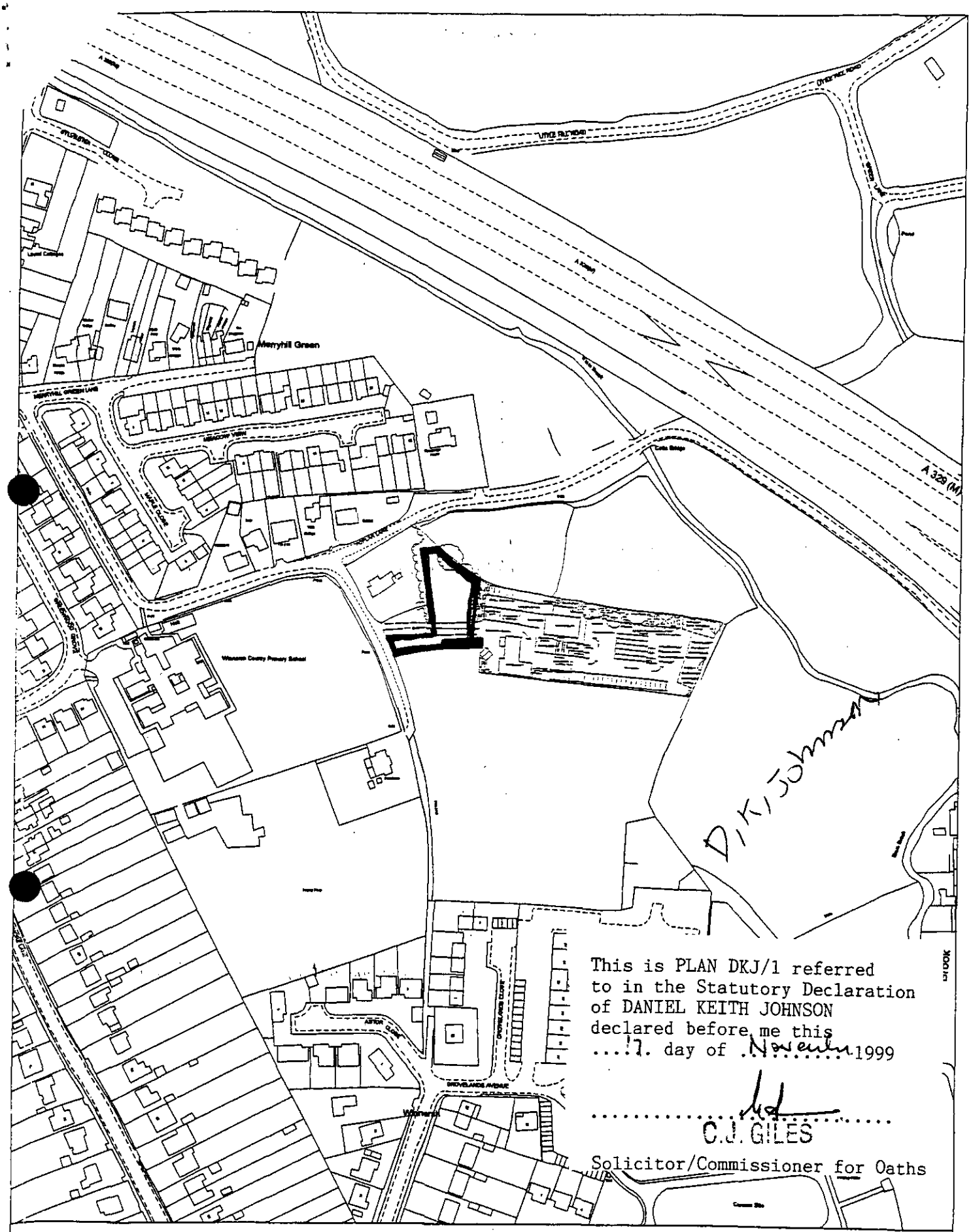
day of November 1999

at 63 Park Fort Wright

In the County of Bolton

BEFORE ME .....

A ~~Commissioner for Oaths~~ / Solicitor



Site Plan, Scale: 1 to 2500

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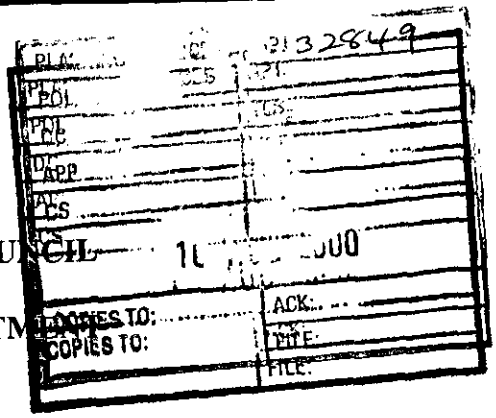
Wokingham District Council, Licence No. LA086134
Date: 8 December 1998



WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

TO: Lynette Baker
Senior Planner

FROM: Colin Lawley
Principal Solicitor

MY REF: CJL/CEM/
EXT 6524

YOUR REF: leb/CLU/2000/0543

DATE: 9 August 2000

RE: CLUE/2000/0543: THE OLD BARN, POPLAR LANE, WINNERSH

I refer to your memorandum dated 7th August.

I agree with your conclusion that a certificate should be issued in this case.

I have attached your file to this memorandum.

Colin Lawley

Enc.

APPLICATION FOR CLU (EXISTING)

CLUE 2000 0543
The Old Barn, Poplar Lane, Winnersh

Use of land and building (The Old Barn) for storage purposes with ancillary offices and car parking relating to contractor's depot.

Planning history

This land was originally in use as a piggery (several applications for residential development of the land were refused in the 60s and 70s). Workshops, stores and office portacabins have been allowed on the adjacent site, as recently as 1995.

The applicant states that for the past 10 years (and longer) the building and attached land have been used for the storage of materials in connection with the business of contractor's depot.

Consultation responses

Environmental Health Officer: No comment.
Highway Authority: No comment.
Winnersh Parish Council: No comment.

Supporting evidence.

- Letter from Meakins Building Supplies stating that they have delivered materials to the yard since 1978
- Letter from Hadley Ltd stating the y have delivered skips and aggregate material to the yard for the past 20 years
- Letter from Staysure Ltd. Stating that they have carried out repairs to plant and vehicles on the site since 1986
- Letter from Hanson Agreggates stating that they have delivered aggregates to the yard for the past 20 years.
- Letter from Fenton Plant Hire stating that they have delivered and collected from the yard for the past 20 years.
- Letter from Axworthy Plant and Tool Hire stating that they have delivered and collected from the yard since 1970.
- Letter from Winnersh Plant Hire stating that they have delivered and collected from the land for 24 years.
- Letter from Roy Wood Transits saying that they have traded with the applicant from this site for 30 years.
- Letter from resident of Woosehill stating that Mr Hamblin has worked at the site for over 30 years.
- Statutory Declaration by a neighbour stating that from about 1969 Mr Hamblin used the Barn and surrounding land in connection with a business involving the laying of gas and water mains. The land was also

used for the storage of sand, ballast pipes and other materials. Also stored on the land were machinery, diggers, vans and lorries used by the Business. Barn was used for storage of tools and smaller types of equipment, and also contained a small office.

- Statutory Declaration by a neighbour stating that since 1970, the barn has been continually in use by Mr. Hamblin in connection with his business relating to the provision of a contractors service.
- Statutory Declaration by employee of Thames water from 1962 – 1998, stating that Hamblins have undertaken contract work for Thames Water since 1975. In connection with this, Thames water delivered materials to The Old Barn and the surrounding yard.

Aerial Photographs: the 1986 photograph shows vans parked on the area to the west of the Barn, but nothing visible in the 'compound' to the north.

Site Visit:
Barn has been renovated; small lock-up to the west side and attached to the barn. Area of hardstanding to the west of the barn where cars are parked. On opposite side of track is a compound where vehicles are parked and machinery and plant is stored.

Conclusion
There is no evidence to refute the claim that the Barn and associated area have been used for storage over the past 10 years. The balance of probability is that the uses as described have been carried on here for 10 years.

7/8/00

Applicationo	Name & Address
CLE/2000/0543	Mr D F Weston 21 Greenwood Grove Winnersh Berks RG41 5LH

Clue granted,
Letter sent 05/09/00

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Lynette Baker
Senior Planner

To: Colin Lawley
Principal Solicitor

My Ref: leb/CLU/2000/0543

Ext: 6447

Your Ref:

Date: 07.08.00

CLUE/2000/0543: THE OLD BARN, POPLAR LANE, WINNERSH

Please find attached a summary of the evidence provided for the attached CLUE application; I have concluded that the balance of probability is that the uses applied for have been carried on here for 10 years.

I would be grateful for your verification of the validity of the application.

Many thanks,

Lynette Baker

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
ARB	
CS	
01 MAR 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/PA

To: Lynette Baker, Planning

Your Ref:

Date: 29 February, 2000

PROPOSAL: APPLICATION FOR CERTIFICATE OF LAWFUL EXISTING USE FOR STORAGE PURPOSES WITH ANCILLARY OFFICES AND CAR PARKING RELATING TO CONTRACTORS DEPOT
SITE ADDRESS: THE OLD BARN, POPLAR LANE, WINNERSH
APPLICATION NO. CLE/2000/0543

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

Joanne Ellis

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 16 February 2000

Application Number: CLE/2000/0543

Proposal: Applicationf or certificate of lawful existing use for storage purposes with ancillary offices and car parking relating to contractors depot..

Site Address:
The Old Barn , Poplar Lane, Winnersh, Wokingham.

Applicant:
Hamblin Watermains C/O John Andrews 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).

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

1-3-00

26799

FROM: Lynette Baker

DATE: 16 February 2000

DELEGATED

Winnersh Parish Council Consultation Sheet

21 FEB 2000

Application Number: CLE/2000/0543

Proposal: Applicationf or certificate of lawful existing use for storage purposes with ancillary offices and car parking relating to contractors depot..

Site Address: The Old Barn , Poplar Lane, Winnersh, Wokingham.

Applicant: Hamblin Watermains C/O John Andrews Associates.

Your observations are required in respect of this application **by 11/03/2000** .

No comments

COPIES TO:

SIGNED:

CLERK TO Winnersh Parish Council

DATE: 07.03.00

8b 5

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
06 MAR 20	
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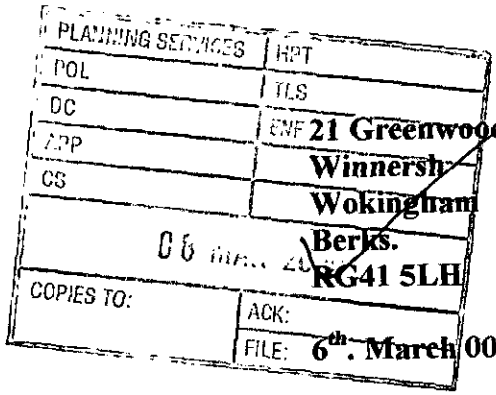
	FILE:



Case Officer
Planning Dept.
W.D.C.
Shute End
Wokingham

21 Greenwood Grove
Winnersh
Wokingham
Berks.
RG41 5LH

6th. March 00.

Dear Sir/Madam,

Ref. Plann. App. No CLE/2000/0543

The above retrospective application is a result of my raising the unacceptable and totally inappropriate growth of the Bromley & Stainer breakdown business and the unannounced business of Hamblin Watermain contactors at the Winnersh Parish Council meeting, approx. 18 months ago.

Whilst I have admiration for people succeeding in business, as obviously Bromley & Stainer have, growing from a humble workshop to what is today a very substantial operation, however, there must come a time when the size of the business outgrows it's location, that time has come with regard to Bromley & Stainer.

Poplar Lane, the only means of access to B & S. and the Hamblin business is totally inadequate for the size of vehicles and number using it throughout the day and sometimes into the night and early morning.

Within Poplar Lane you have an entrance to Winnersh Primary School and of course it runs through the middle of a residential area, the increase in noise and air pollution at times is intolerable. The fact that the Hamblin Watermain business has been trading illegally for some considerable time should not be reason for granting a retrospective licence to trade, you cannot stop a business from growing and if Hamblin grows at the rate of Bromley !!! heaven help all concerned, including the children that walk the " rural " Poplar Lane to go to school.

Yours faithfully,

D.F.Weston (Mr.)

Our ref: SP\2000\001339\001
Your ref: CLE/2000/0543

Date: 17th March 2000

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

27441

For the attention of: Lynette Baker

Dear Sir

PROPOSAL: **Certificate of lawful existing use for storage purposes with ancillary offices & car parking relating to contractors depot**
LOCATION: **The Old Barn, Poplar Lane, Winnersh**

Thank you for your letter dated 16 February 2000 which was received on 21 February 2000. You are asked to quote the following reference in any correspondence: **SU77SE/9/21**. The Environment Agency has the following comments:

The Environment Agency has no records of the history of use of this site

A copy of this letter has been sent to the agent.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc John Andrews Associates, 'The Lodge' 66 St Leonards Rd, Windsor SL4 3BY

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 FEB 2000	Map No. 54 Site 0:12
Officer: LEB / Application No. CLE/2000/0543	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(CLE) APPLICATION FOR CERTIFICATE OF LAWFUL EXISTING USE FOR STORAGE PURPOSES WITH ANCILLARY OFFICES AND CAR PARKING RELATING TO CONTRACTOR'S DEPOT

Location: THE OLD BARN POPLAR LANE

Parish: WINNERSH Ward: Winnersh
16-2-2000

Applicant: HAMBLIN WATERMAINS

Fee Received 00-00 Required ..... Additional ..... Refund .....
fee paid on CLU(E)131

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	Is S66 form required? No		
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓ .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: ✓ .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

..... (Rural Area)

.....

.....

NEIGHBOURS:

..... No pre-apps .....

.....

..... S/N sufficient .....

.....

.....

.....

.....

.....

.....

1933

(3) THE SMALLHOLDING

ADDRESS POPLAR LANE PARISH WINNERSH

PLOT No. BROMLEY BODY REPAIRS ORD. SHEET No. SU 7871 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
96/63468/F	BROMLEY GARAGE SERVICES	SATELLITE DISH ON TEMP. BUILDING	1.5.96	C
				31.1
LP96/5185	"	2/SE. REFUSED	23.4.96	APP
98/68769/F	"	Erect 20m. Monopole with 3 Dual Polar Antennas, 2 Dish Antennas & 1 Radio Equip Housing	25.2.99	C

MINISTRY DECISION

SPECIAL ORDERS CLU(E) 131 - W/DR. - 25/5/99

(1) THE SMALLHOLDING

ADDRESS. POPLAR LANE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU. 54 7871

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
734/52	Mr. G. Bromley	4½" outer walls, Extn, & Retention as permanent dwelling	9.12.52	App. App
302/53	"	Piggery	16.6.53	App. N/A
0/331/60	"	Outline { Residential Development	5.1.61	N/A Refu
0/13/65	"	outline - 1 dwelling on land East side Smallholding	3.2.65	N/A Refu
105/71	Chalgray Lid	outline - Road devel. 13 acres	30.12.71	N/A Refu
1160/72	Mrs C Bromley	use of land & premises as Riding School	3.8.72	- C/A
13913	MR. G "	O/APP. 3 HOUSES TO SOUTH	28.8.80	N/A Refu
13914	"	O/APP. 2 " " EAST	28.8.80	N/A Refu
23570	BROMLEY BODY REPAIRS	NEW WORKSHOP & PAINT STORE ON SITE OF EXISTING + PARKING	19.6.85	N/A C/A
25162	"	"	25.4.85	C/A
ARA 625	"	"	16.5.86	APP

DATE OF COMPLETION

MINISTRY DECISION Appeal Dismissed 0/13/65. 105/71 Appeal Dismissed 5/12/72

SPECIAL ORDERS EUC - CAR REPAIRS - 17-7-83

DRAINAGE

36286 - " RETAIN LT. WORKSHOP SMALL REPL. WORKSHOP/CLEANING BAY/ 6391 C/A

(2) ADDRESS THE SMALLHOLDING PARISH WINNERSH

PLOT No. POPLAR LANE ORD. SHEET No. SU.7871

BUILDER BROMLEY BODY REPAIRS

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38790	BROMLEY BODY REPAIRS	2/ST. EXT. (RECEPTION OFFICES OVER)	14.2.92	CLA
38799 APPEAL	MR. M. HAMBLIN	O/L. 3 DET. DWELLINGS ON SITE OF THE SMALLHOLDING GARAGES	20-2-92	RE
FP/92/1050	MR P. BROMLEY	EXT. TO WORKSHOP TO FORM RECEPTION & OFFICES	19.1.93	APP
FP/93/1191 A	"	EXT. TO WORKSHOP TO PROVIDE CLEANING BAY	~~26.3.93~~ 27.5.93	~~RE~~ APP
FP94/2491	"	UNDERPINNING & REPAIR WORKS	20.4.94	APP
44551 95/606401F	BROMLEY GARAGE SERVICES (RETRO)	CONCRETE BASE & BLOCK MINSING FOR CAR WASHING 2 FLOODLAMPS	7.12.95	CL
~~[illegible]~~ 44552	"	2 PORTACABINS (OFFICE & STAFF MESS FACILITIES)	12.12.95	CLA

DATE OF COMPLETION

MINISTRY DECISION 38799 - APPEAL DISMISSED - 17.12.92

SPECIAL ORDERS

DRAINAGE

091074

John Andrews Associates
TOWN PLANNING & DEVELOPMENT CONSULTANCY

07 FEB 2000* 0545

The Lodge, 66 St. Leonards Road,
Windsor, Berkshire, SL4 3BY.
Telephone: Windsor (01753) 831330
Facsimile: (01753) 859051

JOHN A. ANDREWS Dip. T.P., M.R.T.P.I., M.I. Mgt

26 January 2000

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

Dear Sir,

Hamblin Watermains
'The Old Barn', Poplar Lane,
Winnersh, Wokingham.
Application for Certificate of Lawfulness.

Please find enclosed an application for a Certificate of Lawfulness concerning the use of land and buildings at Poplar Lane in connection with the applicant Company's contracting business.

We are instructed that the business, concerned with the laying, repairing and maintenance of water mains, started on site in 1968. From that year works were mainly undertaken for the Thames Valley Water Board and on Hospital premises.

The continuity of work obtained for over 20 years was such that there was never a need for the company's services to be advertised. Up to 1990 the company's vans were not even signwritten.

Due to changes emerging in the organization of public services and statutory undertakers the applicant company started to advertise in 1990, for example, in Yellow Pages. The company's vans were also signwritten.

Since the commencement of activity on site the applicant company has continuously had an office facility in the old barn and have also stored there tools and equipment. Examples of the smaller items stored in the barn are hand tools, namely, shovels, forks and hammers. In addition, there are boxes of fittings, copper connections and a mobile generator.

Bulkier items stored under cover include shuttering, scaffolding, JCB's, compressors and road drills. Occasionally over the years, repairs to the company's plant and equipment has been carried out on site but this activity is ancillary only to the primary use of the site as a contractor's depot with ancillary offices.

cont.

On the open land, situated to the north of the access road, there are van boxes and a steel container used for the storage therein of company equipment, together with coils of tubing, ballast and road stone, etc. To the west of 'The Old Barn' the open land is used for parking purposes.

Enclosed with this application are:

* SIX copies of the Application Forms;
* SIX copies of the Site Plan, Scale 1:1250;
* Copy of letter dated 8 June 1998 to the District Council from Mrs. J. Wesson (original held by the council);
* THREE Statutory Declarations (and 5 additional photocopies thereof) by:

  Dorothy May Doust
  Daniel Keith Johnson and
  Peter Eric Humphries;
* EIGHT letters from business clients (and 5 additional photocopies thereof).

Should you require any additional information please do not hesitate to contact me.

Yours faithfully,

JOHN ANDREWS
JOHN ANDREWS ASSOCIATES

Enc.

HAMBLIN WATER MAINS (Est. 1968)

WATER MAINS SPECIALISTS
Installations and Repairs

THE OLD BARN
POPLAR LANE
WINNERSH
Nr. WOKINGHAM
BERKS RG41 5JR

Telephone: (0118) 989 1500
Fax: (0118) 989 1555

With Compliments

STATUTORY DECLARATION

07.FEB.2000* 0543

I, **PETER ERIC HUMPHRIES** of 2 Sheepland Cottages, Twyford Road, Wargrave RG10 8DJ do solemnly and sincerely declare as follows :

1. From 1962 until 1998 I was employed by Thames Water Utilities. My responsibilities up to 1990 were to supervise contractors working on behalf of Thames Water. To my knowledge Hamblin Watermains have undertaken contract works for Thames Water since at least 1975, the year I was appointed Superintendent for the Distribution Area centred on Wokingham District.

2. In connection with my duties and responsibilities to Thames Water I regularly visited the land and premises known as The Old Barn in Poplar Lane, Winnersh, for meetings with representatives of Hamblin Watermains. These meetings were concerning on-going contracts, proposed new contracts and the planning and phasing of work generally.

3. The land and The Old Barn used and occupied by Hamblin Watermains are shown EDGED RED and COLOURED RED respectively on PLAN PEH/1 attached to this my declaration.

4. For use in connection with forthcoming works Thames Water delivered or arranged to be delivered to The Old Barn pipework, fittings and other essential materials.

5. Bulky items such as coils of pipes were stored until required on the open land to the north of The Old Barn. Smaller and/or expensive items were stored in The Old Barn for reasons of security.

6. When I visited the site I usually parked my van or car to the west of The Old Barn where staff cars and other vehicles were parked.

7. The Local Depot of Thames Water is in Grovelands Avenue once used as a Council yard. This Depot is situated a very short distance from Hamblin Watermains and thus extremely convenient for spur of the moment meetings for project updates or arranging for urgent works to be undertaken. On average I would visit The Old Barn at least once a week in respect of such matters.

8. In 1990 I was appointed as a Training Officer whereupon my visits to the premises of Hamblin Watermains were amongst other matters for the purposes of advising on the training of sub-contractors' employees and to inform on courses provided at Little Marlow in respect of the New Road and Street Works Act 1991.

9. I last visited the site at the end of March this year. This was a social call whilst in the area as I took early retirement in 1998. I saw that the activities carried out on the land by Hamblin Watermains had not changed although the office facilities within The Old Barn had been upgraded.

AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

P. Humphries

DECLARED BY the said **PETER ERIC HUMPHRIES** this 16th

day of November 1999

at 63 [illegible]

In the County of [illegible]

BEFORE ME .....

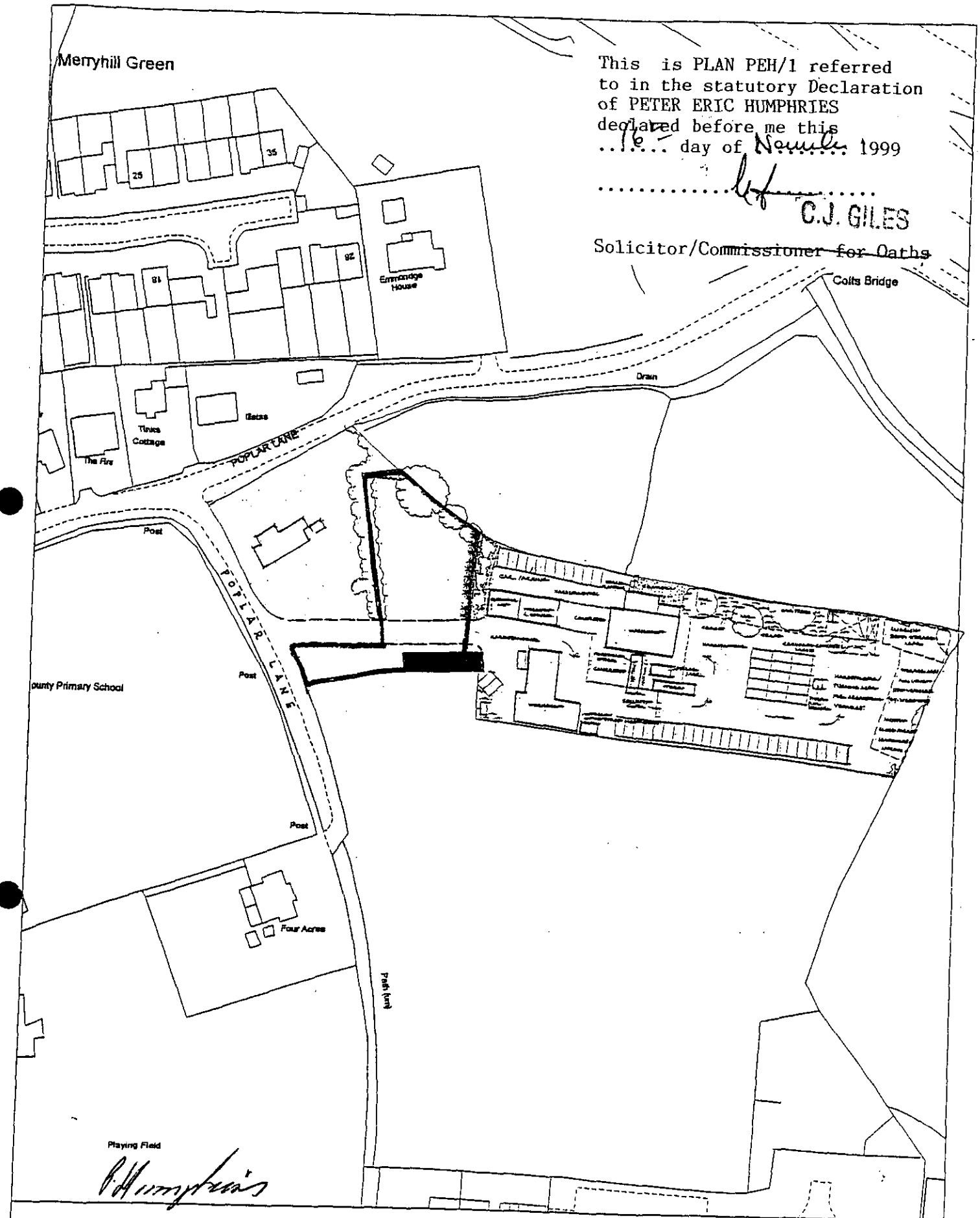
~~A Commissioner for Oaths~~ / Solicitor

This is PLAN PEH/1 referred to in the statutory Declaration of PETER ERIC HUMPHRIES declared before me this 16 day of November 1999

.....

C.J. GILES

Solicitor/Commissioner ~~for Oaths~~



Site Plan, Scale: 1 to 1250

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Wokingham District Council, Licence No. LA086134
Date: 8 December 1998

07.FEB.2000* 0543

STATUTORY DECLARATION

I, **DANIEL KEITH JOHNSON** of 4 Merryhill Green Lane, Winnersh, Berkshire, do solemnly and sincerely declare as follows :

1. I was born and have lived locally all my life. I am 55 years old. In particular I have lived at my present address for some 25 years.

2. Throughout my knowledge of the area The Old Barn now occupied by Hamblin Watermains has been in existence. To the best of my recollection it was used up until the mid to late 1960's by Mr. George Bromley for storage purposes. Mr. Bromley and his family used to live in a bungalow opposite.

3. Since at least the 1970's I know that the barn has been used continuously for purposes in connection with the business activities of the Hamblin family. The business is concerned with the laying of gas and water mains.

4. I regularly used to visit Bromley Motor Works an adjoining business involved with the repair of vehicle bodies to collect scrap metal. My visits to the Bromley Motor Works necessitated passing directly by The Old Barn and the land opposite used by Hamblin's business.

5. I have also collected waste from Hamblin Watermains and therefore been in and out of The Old Barn on numerous occasions since the 1970's. Apart from being tidied up inside the use of the building has not changed. It is used partly for office purposes, partly as a staff kitchen, partly for the storage of tools and materials and there are also toilet facilities. The building is only used by Hamblin Watermains.

6. On the land opposite The Old Barn Hamblin Watermains store plant and equipment and park their various vehicles there overnight. Land to the side of the barn is used as a car park.

7. Due to passing by and living close by I have observed that the vehicles belonging to Hamblin Watermains are now signwritten whereas they never used to be. I know most of the Hamblin family and employees involved in the business which highlighted this fact to me when they drove past from time to time.

8. I PRODUCE PLAN DKJ/1 identifying The Old Barn COLOURED RED and the open land EDGED RED which to the best of my belief has been continuously occupied and used by Hamblin Watermains in relation to their contracting business activities since the 1970's.

AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

D. K. Johnson,

DECLARED BY the said **DANIEL KEITH JOHNSON** this 17th

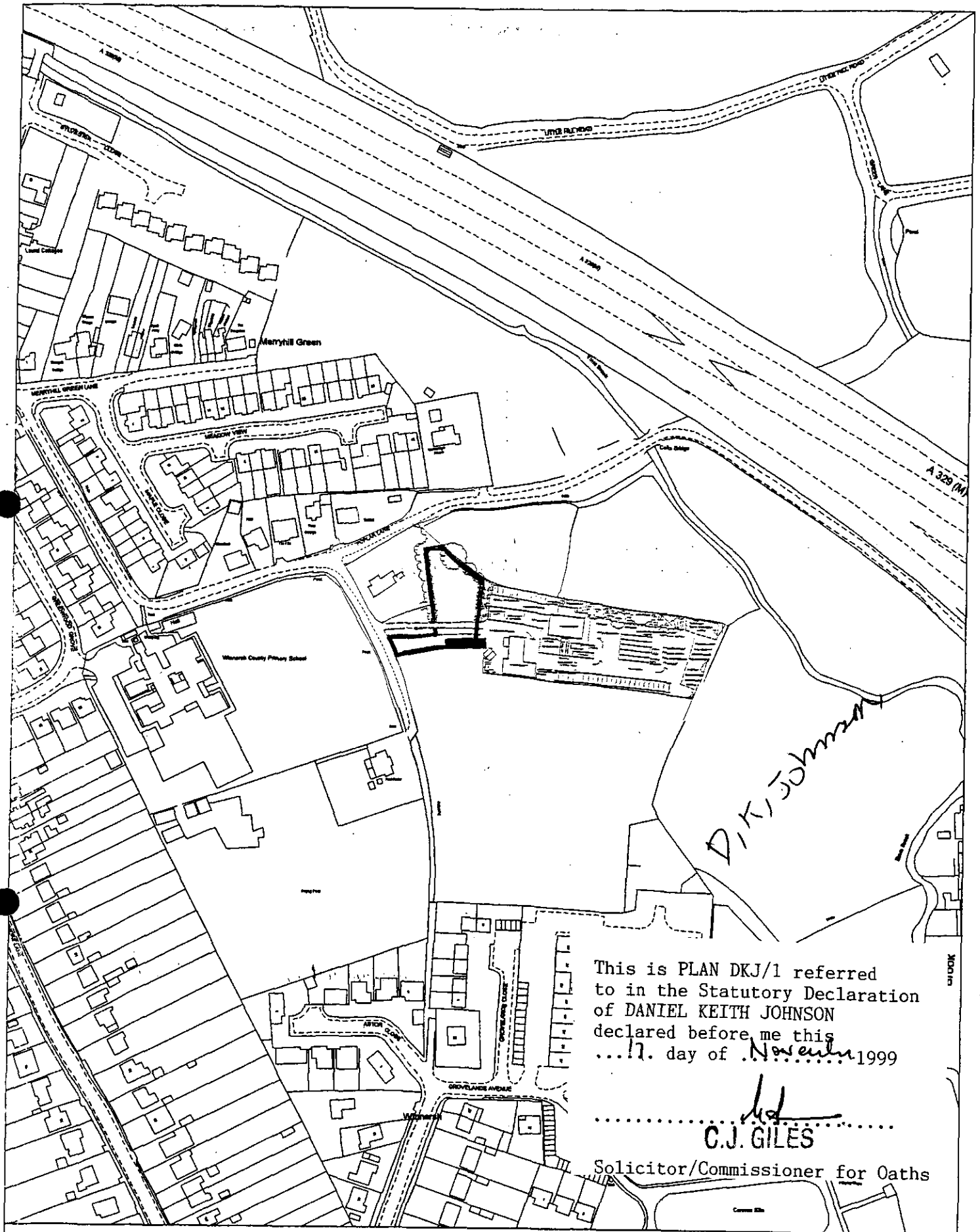
day of November 1999

at 63 Park Ave W Rayleigh

In the County of Bobbin

BEFORE ME .....

A ~~Commissioner for Oaths~~ / Solicitor



Site Plan, Scale: 1 to 2500

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Wokingham District Council, Licence No. LA086134
Date: 8 December 1998

07 FEB 2000* 0543

STATUTORY DECLARATION

I, **DOROTHY MAY DOUST**, of 40 Burrcroft Court, Bath Road, Reading, Berkshire RG30 2ET do solemnly and sincerely declare as follows :

1. From 1946 to 1978 I lived in Tinks Cottage, Poplar Lane, Winnersh.

2. In 1978 my late husband and I had a new bungalow built next door into which we moved and lived for the next seventeen years, that is, until 1995. Our new bungalow was named Illetas and is shown COLOURED BLUE on PLAN DMD attached.

3. I have visited the bungalow known as The Smallholding owned and occupied by Mr. and Mrs. Bromley countless times throughout the years from 1946 to date. Mr. and Mrs. Bromley and their family became close friends. The bungalow known as The Smallholding is shown COLOURED GREEN on PLAN DMD.

4. The land and building within the area EDGED RED on PLAN DMD and adjoining land to the north-east were originally used for the breeding of pigs and the keeping of horses when the Bromley family came.

5. From 1965 Michael Hamblin and Josephine Hamblin lived in a caravan on the land for about four years and after living there for approximately three years started using the barn shown COLOURED RED and the land shown EDGED RED on PLAN DMD in connection with a business involved in the laying of gas and water mains.

6. The open land to the north of the barn was used for the storage of sand and ballast, pipes and other materials. Also parked on the land were excavating machinery, diggers and vans and lorries used by the business.

7. The barn was used for the storage of tools and smaller types of equipment. In the barn there was and remains an office with a small area set aside for tea making facilities.

8. The open land to the west of the barn within the area EDGED RED has been used by employees and visitors for the parking of cars and other vehicles.

AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

D M. Doust

DECLARED BY the said **DOROTHY MAY DOUST** this ....16th.....

day of .....November..... 1999

at 63 Park Sur Wrington

In the County of .....Bristol.....

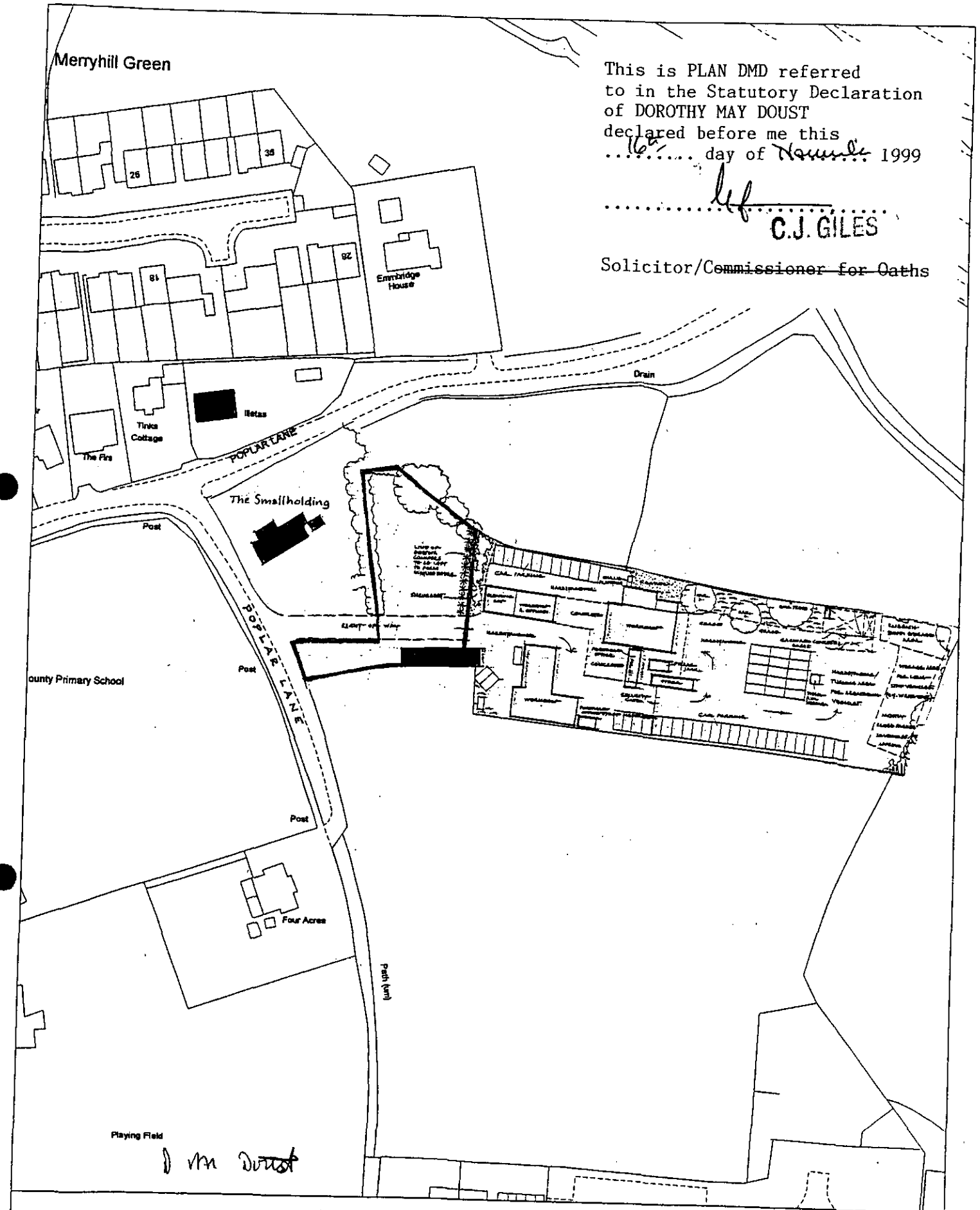
BEFORE ME .....

A ~~Commissioner for Oaths /~~ Solicitor

This is PLAN DMD referred to in the Statutory Declaration of DOROTHY MAY DOUST declared before me this 16th day of November 1999

C.J. GILES

Solicitor/~~Commissioner for Oaths~~



D M Doust

Site Plan, Scale: 1 to 1250

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Wokingham District Council, Licence No. LA086134
Date: 8 December 1998

07.FEB.2000* 0543

WOKINGHAM District Council
Planning Dept.
Shute End
WOKINGHAM

MRS J WESSON
4 AMETHYST CLOSE
WOOSEHILL
WOKINGHAM
BERKS RG41 3TT
01189 794924

8 - 6 - 98

Dear Sirs

RE: THE OLD BARN
POPLAR LANE
WINNERSH

I have known Mr. M. HAMBLIN for over 30 years & he has always worked at the above address until his sons took over the business.

They work very hard, and the Water Board I'm sure will vouch for this point. If Mr. L.F SOUTHGATE was alive he would vouch for them as well, seems he knew Andrew.

I fail to see why after all these years you should be in doubt.

Yours faithfully

Joyce Wesson
FORMER SECRETARY TO THE CHAIRMAN OF W.D.C
SCHOOL GOVERNOR 20 YRS

Roy Wood Transits ltd

Tel: 0118 978 5079 Fax: 0118 989 4506
www.roywoodtransits.co.uk

07.FEB.2000* 0543

P.O. Box 157
Wokingham District Council
Planning Department
Shute End
Wokingham
Berks
RG11 1WR

Application No. CLU (E) 131

10.1.99

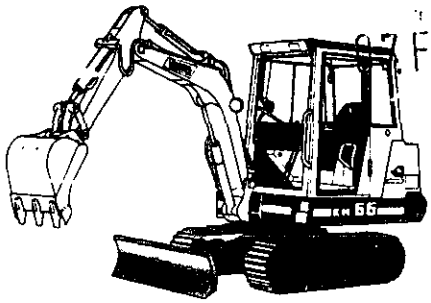
To Whom it may concern;

I am happy to confirm that I am very familiar with the use to which the stabling at what was the riding school at Poplar Lane has been put. In the autumn of 1965 I was engaged by Mr M. Hamblin to transport and position on the site a residential caravan which became his home. Within a year, Mr Hamblin set up his business as a water mains contractor which he ran from there using some of the sheds as storage. I also delivered a Porta-Cabin which was then used as a works office, and since that time, various vehicles sold to the company have been delivered to that address. To my certain knowledge there has been no break in this use for the past some thirty-odd years.

Trusting that the above might be of interest,
I am Yours faithfully

R. A. WOOD

Wood.



07 FEB. 2000

WINNERSH PLANT HIRE LTD.

Registered Office:

580 READING ROAD · WINNERSH · BERKSHIRE RG41 5HA
Telephone: (0118) 9894144 or 9792828

Company Reg No: 1240087

9th February 1999

07.FEB.2000* 0543

PO Box 157
Wokingham District Council
Planning Dept
Shute End
Wokingham
Berks

Ref Hambbin Watermains
Application No CLU(E)131

To Whom it may concern

I would confirm that Winnersh Plant Hire Ltd and our former Company Bradbury Plant Hire have been hiring to, delivering and collecting Contractors Plant and equipment to the above named Company for approxiamately twenty four years.

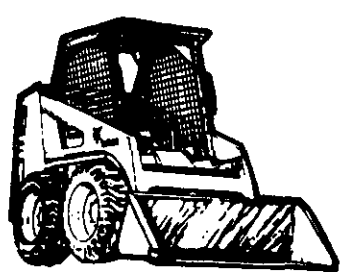
This has involved on many occasions delivering and collecting to their yard and depot at the Old Barn, Poplar Lane, Winnersh Berks.

I hope this letter further assists your enquiries into this matter.

Yours faithfully

pp N. Fuller.

M G R Bradbury



07.FEB.2000* 0543

AXWORTHY
plant & tool hire

FGT/jc
12 February 1999

AXWORTHY & COMPANY LTD
GROVELANDS AVENUE
WINNERSH, WOKINGHAM
BERKSHIRE. RG41 5JX

Tel: 0118 978 4444
Fax: 0118 977 3328
E.mail: axworthy@aol.com

Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG11 1WR

Dear Sirs

Re: Planning Application number CLU (E) 131

We wish to advise you that we have had the privilege of trading with Hamblins since 1970.

During the many years of our association we have delivered plant, tools and equipment to their premises The Old Barn, Poplar Lane, Winnersh on a regular basis.

Yours faithfully

for AXWORTHY & COMPANY LTD

Fred Tarrant - Managing Director

FENTON
Plant Hire
ARROWHEAD ROAD, THEALE
READING, RG7 4AE
TEL: (0118) 930 3066 FAX: (0118) 930 3411

07 FEB 2000* 0543

Wokingham District Council
P.O.Box 157
Planning Department
Shute End
Wokingham
RG11 1WR

4th February 1999

Ref. Application Number CLU (E) 131

Dear Sirs,

We would like to take this opportunity to advise you that our Company has been trading with Hamblin (Water Mains) at their Poplar Lane,Winnersh yard for over 20 years.

The nature of our business is Contractors Plant Hire, which has involved us delivering and collecting from Poplar Lane ,Winnersh on a regular basis .

Yours faithfully

David McAteer

David McAteer
Plant Manager

All of our plant is hired out under the CPA Model Conditions
CLAUDE FENTON (PLANT HIRE) LIMITED
REGISTERED IN ENGLAND NO. 869017 REG OFFICE: ARROWHEAD ROAD, THEALE, READING RG7 4AE

07.FEB 2000* 0543

Hanson

0543

Hanson Aggregates
Garston Road
Frome
Somerset BA11 1RS
Tel 01373 457300
Fax 01373 457301
www.hanson-aggregates.com

Our Ref: DM/dh/jaasoc42

4 February 1999

John Andrews Associates
The Lodge
60 St Lenards Road
WINDSOR
SL4 3BY

Dear Sirs

HAMBLIN WATER MAINS PLANNING APPLICATION

We would like to confirm that Hanson Aggregates (formerly ARC Southern) have been delivering aggregates to Hamblin's Yard, The Old Barn, Poplar Lane, Winnersh in excess of twenty years and are continuing to trade currently.

Yours faithfully

Duncan Moxey

Duncan Moxey
Sales Centre Manager - Glos/Oxon

Hanson Quarry Products Europe Limited
Registered in England No. 300002
Registered Office: The Ridge
Chipping Sodbury
Bristol BS37 6AY
Formerly ARC Limited

Staysure LTD
TYRE & AUTO CENTRE

LANGLEY COMMON GARAGE · 58-62 LANGLEY COMMON ROAD · BARKHAM, WOKINGHAM, BERKS RG40 4TS
Telephone: 0118 9782102/9760147
Fax: 0118 9781353
Freephone: 0800 919908

MOT &
EXHAUST CENTRE
Telephone: 0118 9760262

February 3, 1999.

Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG11 1WR

Dear sirs,

Re: Hamblin Watermains, The Old Barn, Poplar Lane, Winnersh

Please be informed that Staysure Tyres have carried out emergency repairs to Hamblin plant & vehicles at the above premises since the formation of our company in November, 1986. Prior to that date, in the capacity as manager of Motorway Tyres depot in Reading, I carried out similar works at the above address.

Yours faithfully,

PAUL SMITH
Director

HADLEY
Alan Hadley Limited

Tipper Hire :: Skip Service :: Aggregates :: Topsoil :: Landfill Operators

Fenton House, 102 Grazeley Road, Three Mile Cross, Reading, Berkshire RG7 1BJ
Telephone (0118) 9883266 Facsimile (0118) 9884538
e-mail: waste@hadleys.co.uk

07.FEB.2000* 0543

Mr M P Hamblin
The Paddocks
Croft Road
Shinfield
Reading
Berkshire

30 June 1998

To whom it may concern

This letter is to confirm that Alan Hadley Limited have been delivering skips and aggregate to Hamblin's yard at Poplar Lane, Winnersh for at least 20 years and we are still trading today.

Yours faithfully

Chris Ward
Skip Manager

MEAKIN
BUILDING SUPPLIES

V.A.T. Nº 314 8061 79

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPT
P O BOX 157
SHUTE END
WOKINGHAM
BERKS
RG11 1WR

07.FEB.2000* 0543

DATE: 4TH February 99

To Whom It May Concern:

RE: PLANNING APPLICATION No. CLU (E) 131

We are pleased to confirm that Meakin Building Supplies have been delivering materials to the yard of Hamblin Watermains, at The Old Barn, Poplar Lane, Winnersh, Berks, since our own start of trading in 1978.

Yours faithfully

P J Bonner
Manager

☐ READING: (Head Office): Lambs Lane, Spencers Wood, Reading, BERKS., RG7 1JE Tel: 0118 - 988 3477 Fax: 0118 - 988 5148

☐ MAIDENHEAD: Smithfield Road, White Waltham, Maidenhead, BERKS., SL6 3NP Tel: 01628 - 825825 Fax: 01628 - 829494

07 FEB 2000* 0543

For the Council's use only:

Application No: .....

Date received: .....

WOKINGHAM DISTRICT COUNCIL

Town and Country Planning Act 1990, Section 191, as amended by Section 10 of the Planning and Compensation Act 1991.

Town and Country Planning General Development (Amendment) Order, 1992.

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN *EXISTING* USE OR OPERATION OR ACTIVITY IN BREACH OF A PLANNING CONDITION.

---

1. Description of existing use or operation or activity applied for:

USE OF LAND AND BUILDING FOR STORAGE PURPOSES WITH ANCILLARY OFFICES AND CAR PARKING RELATING TO CONTRACTOR'S DEPOT

---

2. Applicant (in block capitals)

Name: HAMBLIN WATERMAINS

Address: 'THE OLD BARN' POPLAR LANE

WINNERSH WOKINGHAM BERKSHIRE

Post Code: RG 41 5JR

Tel. No: 0118 989 1500

---

3. Agent (if any)

Name: JOHN ANDREWS ASSOCIATES

Address: 'THE LODGE' 66 ST LEONARD'S ROAD

WINDSOR BERKSHIRE

Post Code: SL4 3BY

Tel. No: 01753 831330

4. (1) Nature of applicant's interest in the land, e.g. ~~owner~~, lessee, ~~occupier~~.

(2) If you do not have an interest:

(a) give name(s) and address(es) of anyone you know who has an interest in the land.

MRS J HAMBLIN
'THE PADDOCKS'
CROFT ROAD
SHINFIELD BERKS
RG2 9JR

MR P BROMLEY
'RUSSET GLADE'
HOLLYBUSH RIDE
FINCHAMPSTEAD

(b) state the nature of their interest (if known).

OWNERS

(c) state whether they have been informed about this application.

YES/~~NO~~

---

5. Address or exact location of the land to which this application relates:

'THE OLD BARN'
POPLAR LANE
WINNERSH
WOKINGHAM RG41 5JR

Describe here and enclose (6) copies of an OS-based plan showing the boundary of the land edged in red.

0·13 HECTARE OF OPEN LAND TO NORTH AND SOUTH OF RIGHT OF WAY TO BROMLEY'S MOTOR WORKS CONTAINING 'THE OLD BARN' (100 SQUARE METRES) USED FOR OFFICE AND STORAGE PURPOSES

---

6. This application is for:

\ *an existing use;

YES

~~*an existing operation:~~

~~*an existing use, operation or activity in breach of a condition;~~

being a use, operation or activity subsisting on the date of this application.

(*Tick whichever is applicable).

---

7. If there is more than one subsisting use of, or operation or activity on the land at the date of this application, describe fully each of them and, where appropriate, show to which part of the land each use, operation or activity relates.

THE USE DESCRIBED IN 1 ABOVE COMPRISES ONE USE BY ONE OPERATOR viz. THE APPLICANT COMPANY

---

8. When was the use or activity begun, or the operation substantially completed?

1968

---

9. Under what grounds is the certificate sought?

(Delete those which are not applicable)

(1) The use began more than ten years before the date of this application; ~~or~~

(2) ~~The use, operation or activity in breach of condition began more than ten years before the date of this application; or~~

(3) ~~The use began within the last ten years, as a result of a change of use not requiring planning permission in the last ten years; or~~

(4) ~~The operations were substantially completed more than four years before the date of this application; or~~

(5) ~~The use as a single dwellinghouse began more than four years before the date of this application.~~

(6) ~~Other - specify (this might include claims that the change of use or operation was not development, or that it benefited from planning permission granted under the Act or by the General Development Order).~~

10. If the certificate is sought for a use, operation or activity in breach of a condition or limitation, specify the condition or limitation which has not been complied with, and attach a copy of the relevant planning permission.

NOT APPLICABLE

---

11. Give any additional information you consider necessary to substantiate your claim.

SEE ACCOMPANYING LETTER
DATED 26 JANUARY 2000

(Continue on a separate sheet if necessary)

---

12. List here all the documents, drawings or plans which accompany this application.

SEE ACCOMPANYING LETTER dated 26 JANUARY 2000
and SITE PLAN (Scale 1:1250) and
LOCATION PLAN (Scale 1:2500)

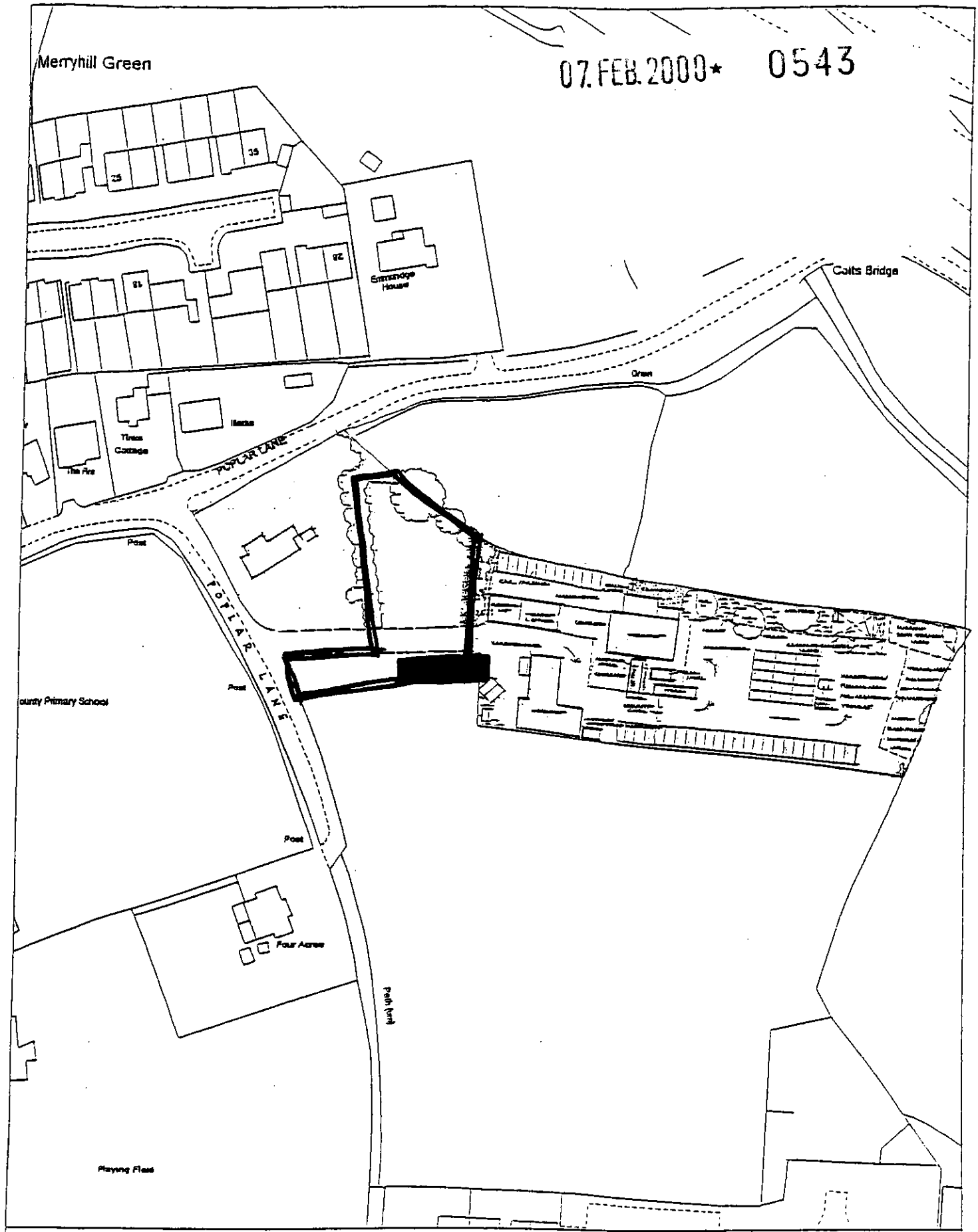
~~I~~/We hereby apply for a lawful use or development certificate under Section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it. ~~I/We enclose the appropriate fee of~~ £..SEE..CLU(E) 131.

Signed: ..... Date: 26 JANUARY 2000
~~for~~ JOHN ANDREWS ASSOCIATES

On behalf of: HAMBLIN WATERMAINS

(Insert name of applicant if signed by an Agent).

WARNING: The amended Section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.



Site Plan, Scale: 1 to 1250

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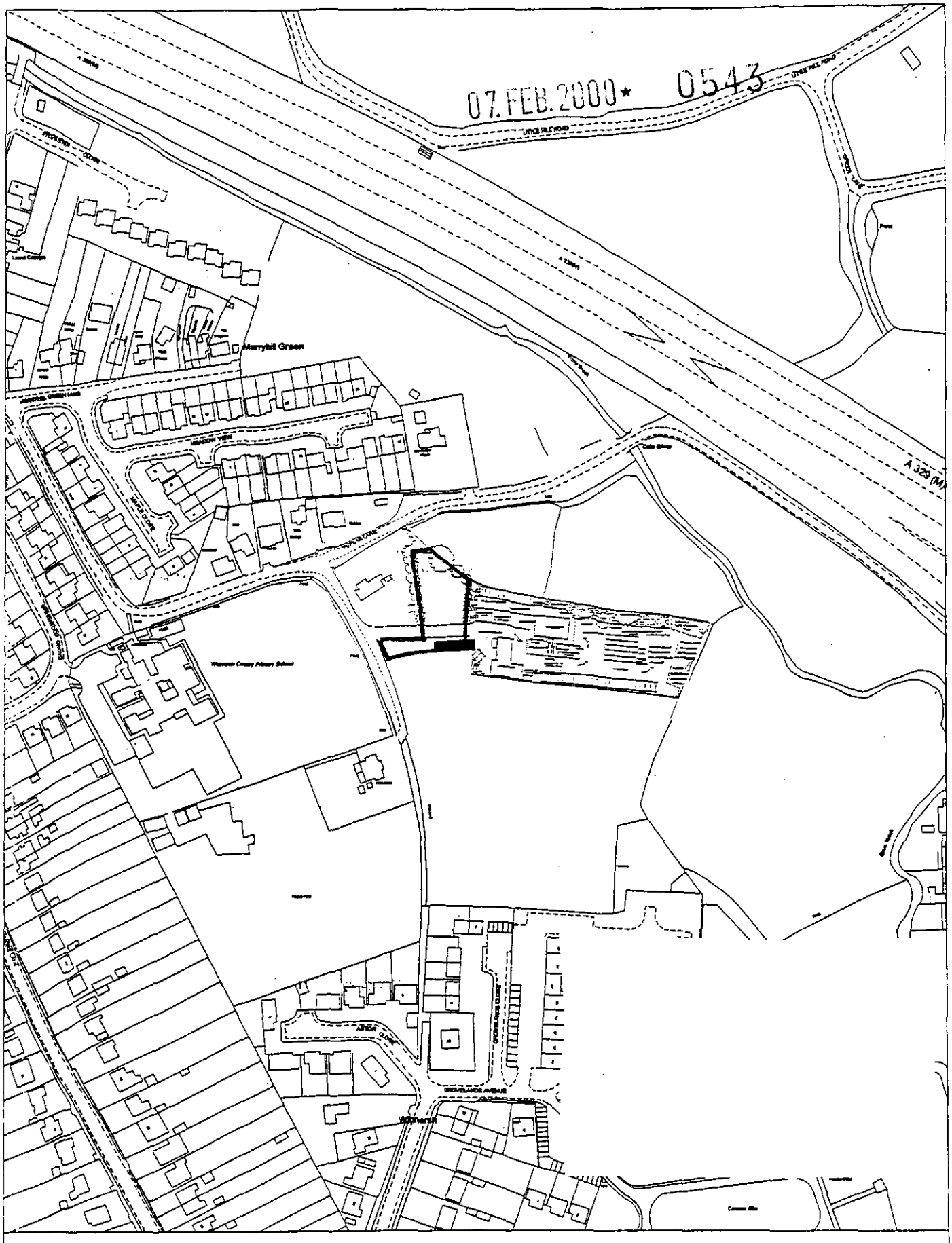
Wokingham District Council, Licence No. LA086134
Date: 8 December 1998



Site Plan, Scale: 1 to 2500

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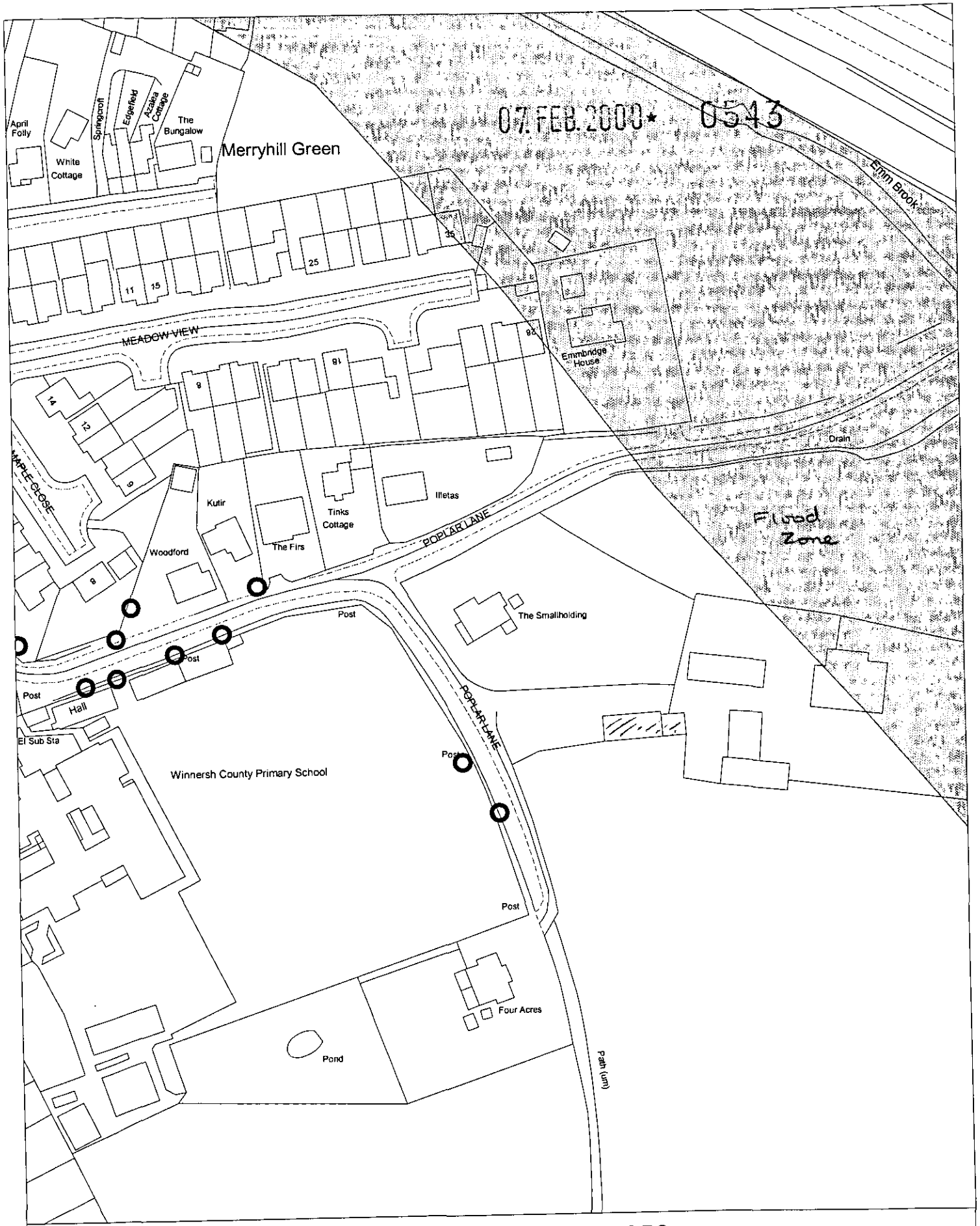

Site Plan, Scale: 1 to 1250

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