WITHDRAWN 8.2.01

APPLICATION NO:
F/2000/0680

LOCATION:
Hilcombe Carters Hill, Billingbear Wokingham.

APPLICANT:
Mr B Johnson

PROPOSAL:
Proposed erection of 3 free-standing lights around kennel area. (RETROSPECTIVE)

EARLIEST DATE FOR DECISION: **30/03/2000**

APPLICATION EXPIRY DATE: **14/04/2000**

CASE OFFICER: **Mrs B Polnik**

RAILEX
Marbleboard

EASIFILE EP7

1927

WOKINGHAM DISTRICT COUNCIL

To Basia

Date 12/2 Time 9.26

WHILE YOU WERE OUT

Name Mr Johnson

Of Binfield Dog Rescue

Phone No. 01344 421 490 Ext.

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

MESSAGE Withdrawing planning for lights

BP/F/2000/0680

Had them disconnected, will

take them down this week.

WITHDRAW AFTER 12/02/01

Signed Jan.

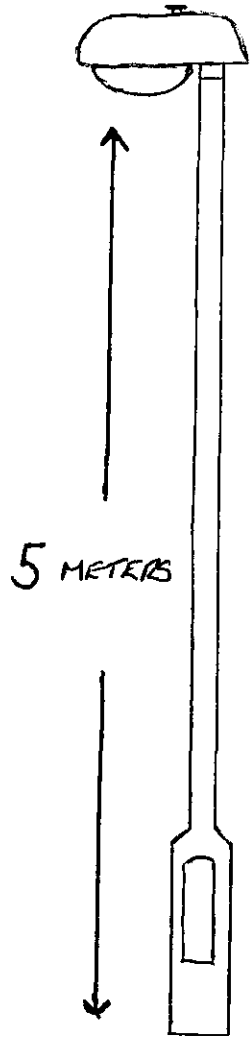
Applicationo	Name & Address
F/2000/0680	Miss H Peak 2 Milton Road Wokingham RG40 1DB
F/2000/0680	Mr T c Peek Avalon House Icknield Way Benson Oxon OX10 6PP

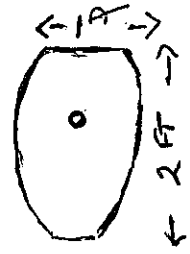
App withdrawn
Letter sent 19/02/01

BINFIELD DOG RESCUE KENNELS

Maidenhead Road, Billingbear, Wokingham, Berks RG11 5RT
Tel: Bracknell 421490

18. FEB. 2000 * 0080





HELIUM FILLED BULBS
250 W

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0680

Applicant : Mr B Johnson .

Location : Hilcombe, Carters Hill, Billingbear, Wokingham.
Proposal : Proposed erection of 3 free-standing lights around kennel area.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27.3.00

Date of Neighbour Notifications : 13.2.01

Date of Site Visit : 27.3.00

Date Registered : 18/02/2000

Earliest Date for Decision : 30/03/2000

APPLN WITHDRAWN

Latest Consultation Date/Site Notice Expiry Date : 30/03/2000

Application Expiry Date: 14/04/2000

Consultation Responses :

- Highway Authority :
- Env. Health : unable to provide guidance in relation to light pollution matters
- Parish Council : no adverse comment
- Letters of representation : 2 letters of objection

Planning Issues : Objections can be summarised as follows
- adverse impact on rural character of area
- impact on neighbours
- impact on highway safety
- no justification for 24 hr. lighting

LALP : rural area (green belt to north of Carters Hill)

WOLP : -11-

Application Number: F/2000/0680

Appraisal :

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

Application Number F/2000/0680
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Hilcombe Carters Hill Billingbear Wokingham.

APPLICATION NUMBER: F/2000/0680

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 27.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ fronting Carters Hill

2. DESCRIPTION OF SURROUNDINGS

Deciduous woodland to west. Kennels to east

3. DESCRIPTION OF SITE/BUILDING

Retrospective appln. for 3 5m lamps to west of parking area. Fields to north and south. Planting along southern boundary

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: 0118 974 6450

Date:

My ref: F/2000/0680

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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/2000/0680
Hilcombe, Carters Hill, Billingbear, Wokingham.
Proposed erection of 3 free-standing lights around kennel area.

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 **Mrs B Polnik** on **0118 974 6450**. 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: **Mrs B Polnik** Application Number: **F/2000/0680**
Hilcombe, Carters Hill, Billingbear, Wokingham.
Proposed erection of 3 free-standing lights around kennel area.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Drake

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

Date: 09 May 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0680

Location: Binfield Dog Rescue, Maidenhead Road, Wokingham.

Proposal: Proposed erection of 3 free-standing lights around kennel area.

Applicant: Mr B Johnson.

Case Officer: Mrs B Polnik.

The new plans show the following: Further information regarding freestanding lights.

Comments are required by 19/05/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | **ADDITIONAL PLANS** | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0688 (Planaps) / (Ludhouse) Date Rec. 4.4.2000

Location: HILCOMBE CARTERS HILL

Parish HURST

Applicant: MR. B. JOHNSON

Description of attached plans Further information regarding freestanding Lights

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)	SA.	✓
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BO.

Consultations Sent by Admin. on 09.05.PS.

Yellow - Part One Copy
Green - Officer's Copy

BCP

PLANNING SERVICES	HPT 28961
PCL	TLS
DC	ENF
APP	
CS	BCP
04 MAY 2000	
COPIES TO:	ACK:
	FILE:

0680

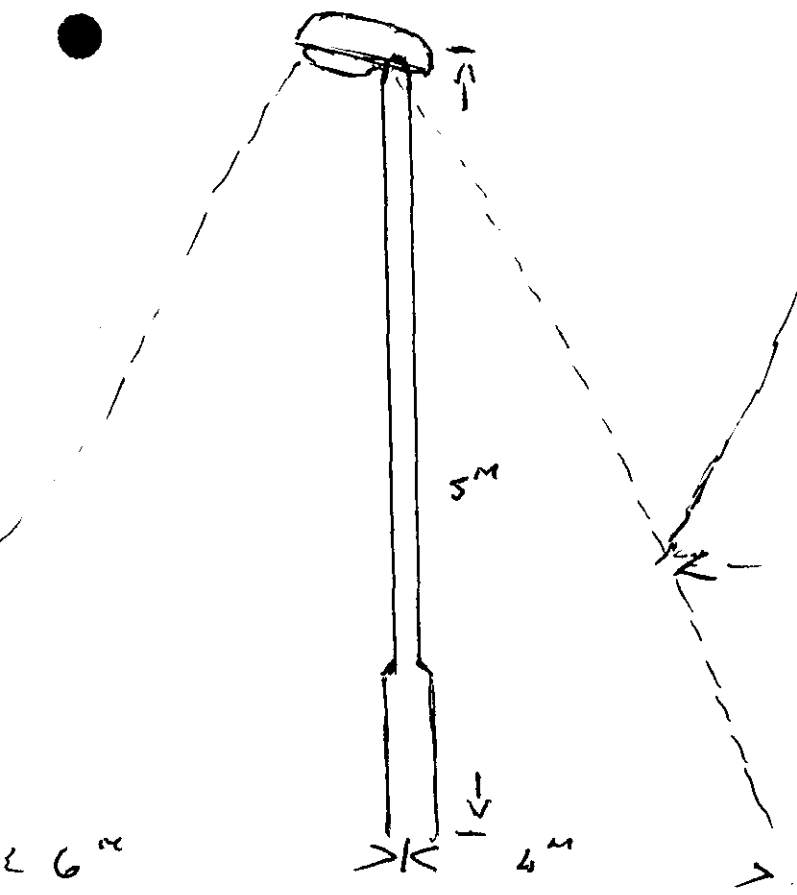
BINFIELD DOG RESCUE

Maidenhead Road
Billingbear
Wokingham
Berkshire
RG11 5RT
Tel: (01344) 421490

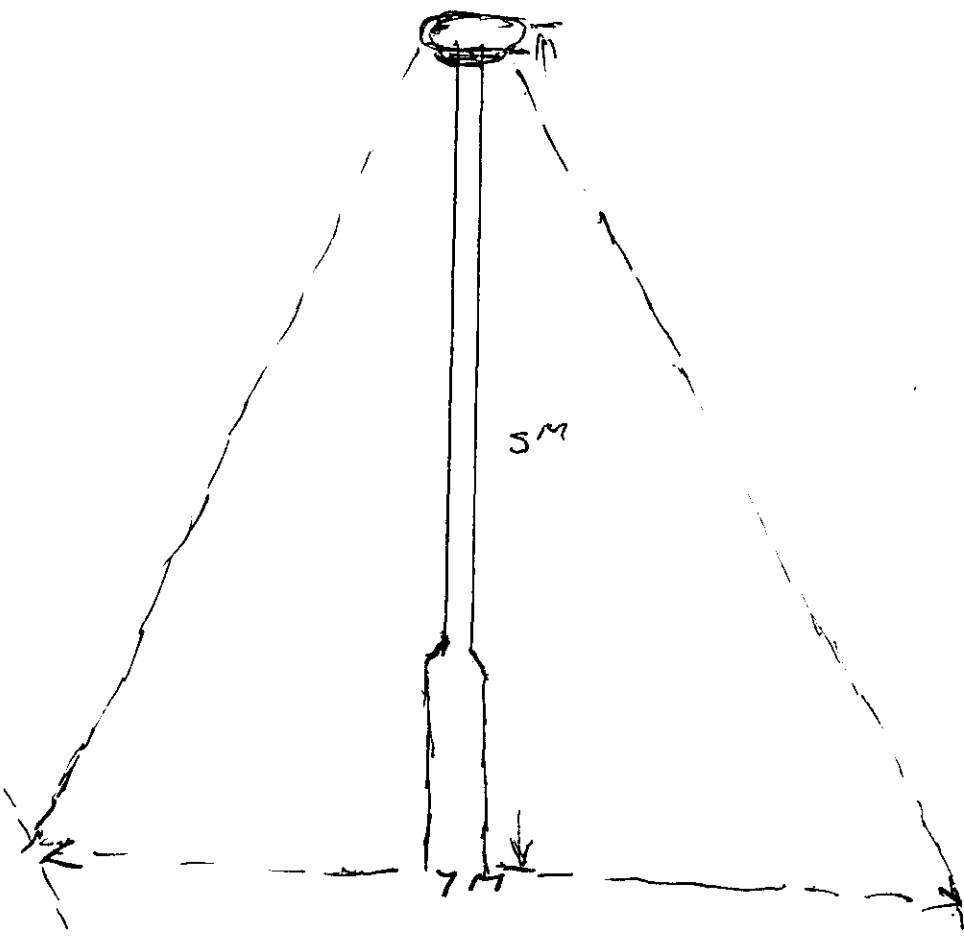
PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS	
04 MAY 2000	
COPIES TO:	ACK
	FILE

ADDITIONAL PLAN

SIDE VIEW



REAR VIEW



SPEAK DAVE HALLEY.

Date: 09 May 2000

To: Steve Auton, Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/0680

Location: Binfield Dog Rescue, Maidenhead Road, Wokingham.

Proposal: Proposed erection of 3 free-standing lights around kennel area.

Applicant: Mr B Johnson.

Case Officer: Mrs B Polnik.

The new plans show the following: Further information regarding freestanding lights.

Comments are required by 19/05/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

AS REQUESTED PREVIOUSLY, THE TECHNICAL SPECIFICATION OF THE LIGHTING IS REQUIRED TO ASSESS THE LIKELY IMPACT ON ADJOINING PROPERTIES / HIGHWAY.

IF THE APPLICANT NEEDS ANY FURTHER ADVICE HE SHOULD CONTACT DAVE HALLEY STREET LIGHTING ENGINEER 0118 9746325.

TC 19/5/00.

BCP

PLANNING SERVICES	HPT 28961
POL	TLS
DC	ENF
APP	
CS	BCP
04 MAY 2000	
COPIES TO:	ACK:
	FILE:

0680

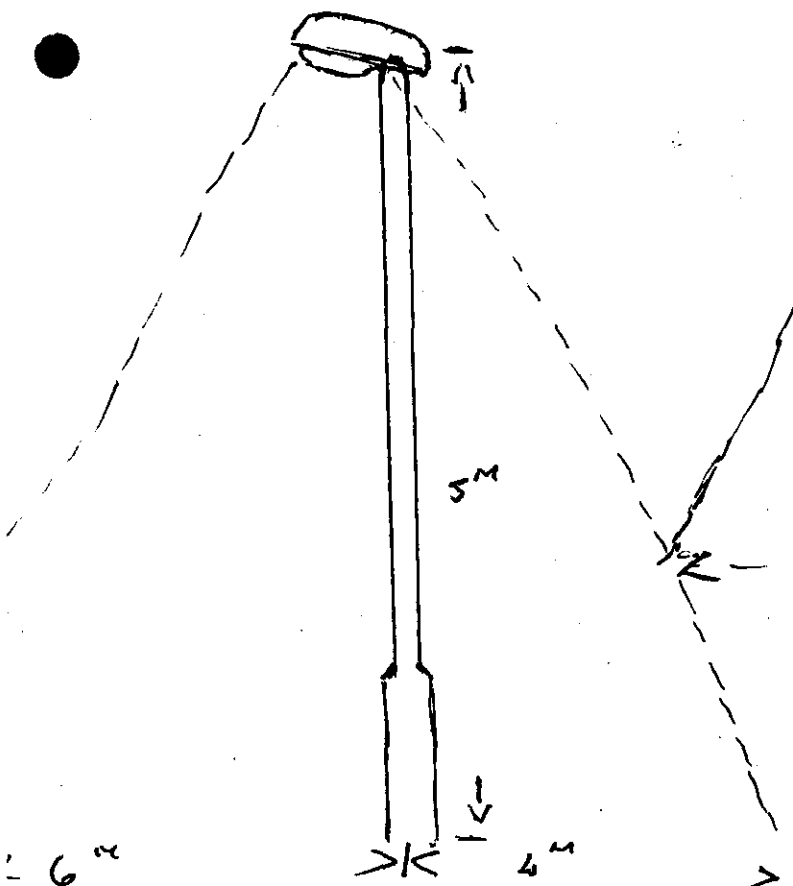
BINFIELD DOG RESCUE

Maidenhead Road
Billingbear
Wokingham
Berkshire
RG11 5RT
Tel: (01344) 421490

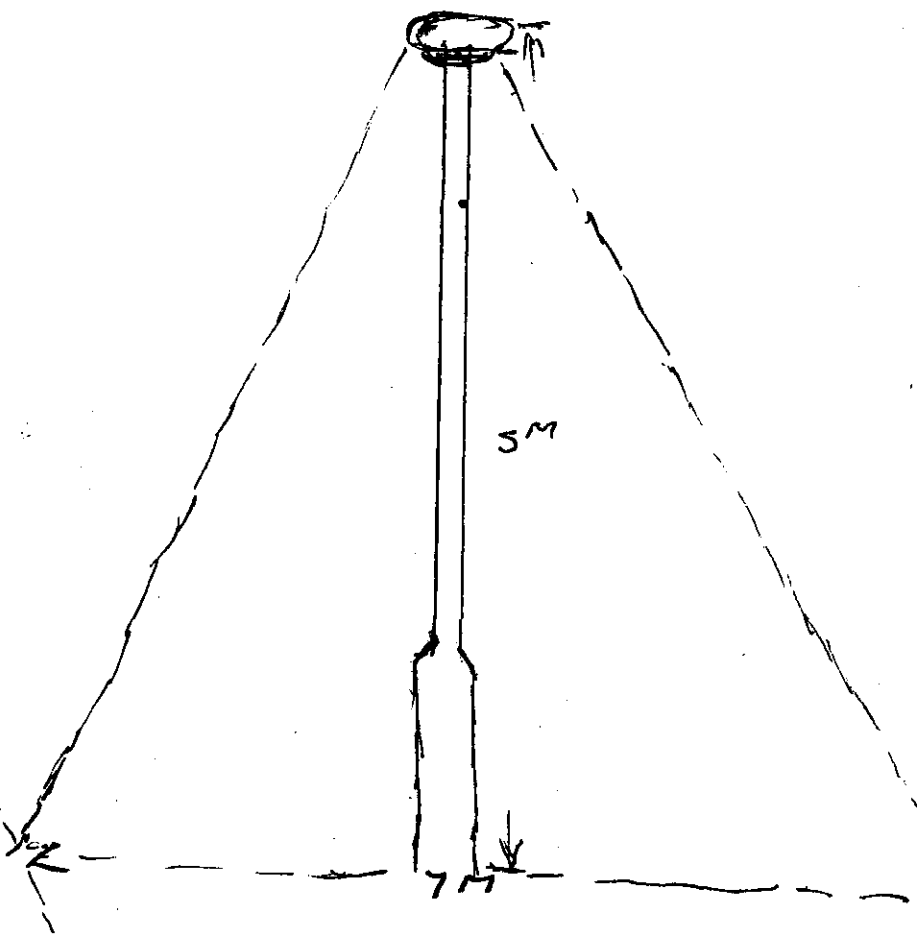
PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
04 MAY 2000	
COPIES TO:	ACK:
	FILE:

ADDITIONAL PLAN

SIDE VIEW



REAR VIEW



Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date February 5, 2001
My ref. BP/F/2000/0680

Mr B Johnson
Binfield Dog Rescue Centre
Carters Hill
Billingbear
Wokingham
RG40 5RT

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

Dear Mr Johnson

RE: RETROSPECTIVE APPLICATION FOR THE ERECTION OF 3 FREE STANDING LIGHTS AT BINFIELD DOG RESCUE CENTRE

Further to my letter dated 8th December 2000 (copy enclosed), I write to inform you that if I do not receive the correct Ownership Certificate and technical information regarding the lights within 7 days of the date of this letter, your planning application will be treated as withdrawn.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Tel. (0118) 974 6450 (Direct Line)
E-Mail Basia.Polnik@wokingham.gov.uk
Date. 8 December, 2000
My ref. BP/F/2000/0680

Mr B Johnson
Binfield Dog Rescue Centre
Carters Hill
Billingbear
Wokingham
RG40 5RT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Johnson

RE: RETROSPECTIVE APPLICATION FOR THE ERECTION OF 3 FREE STANDING LIGHTS AT BINFIELD DOG RESCUE CENTRE

I refer to your letter dated 14th November 2000, in which you enclosed an extract from Mrs E N Peek's last will and testament. Whilst in this document you have the right to occupy the site it does not mean that you own the land. For the purposes of the planning application you will need to service notice on the owner of the land and complete Certificate B (copy enclosed).

I hope this clarifies the situation and I look forward to receiving the completed form. Until this is the case the application is considered invalid and cannot be determined.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Tel. 0118 974 6450 (Direct Line)
E-mail: BLP10@wokingham.gov.uk
Date. 31 July, 2000
My ref. BP/F/2000/0680
Your ref.

Mr B Johnson
Binfield Dog Rescue Centre
Carters Hill
Billingbear
Wokingham
RG40 5RT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Johnson

RE: RETROSPECTIVE APPLICATION FOR THE ERECTION OF 3 FREE STANDING LIGHTS AT BINFIELD DOG RESCUE CENTRE

I refer to your planning application for the above.

Unfortunately the information received 4th April 2000 did not contain adequate technical information regarding the specification of the lighting required to enable the Authority to assess the likely impact on adjoining properties and highway. If you require further advice please contact Mr D Halley (Street Lighting Engineer) on Tel; (0118) 974 6325.

I also note that there are 4 lights, 3 as shown on the submitted plan and 1 within the kennel area. I would be grateful if you could confirm whether the fourth forms part of the planning application. If so, this needs to be indicated on the plan.

Finally in answer to question 6 of the application form regarding ownership, it is unclear as to whether you are the owner or lessee etc. of the land. If for example you are a leaseholder with a leasehold interest with an unexpired term of less than 7 years then you would need to serve notice on the existing owner. I would be grateful if you could clarify this matter.

Yours sincerely

Mrs B Polnik
Senior Planning Officer

PLAN
POL
DC BP
APP
CS
36540
15 NOV 2000
COPIES TO:
ACK:
FILE:

BINFIELD DOG RESCUE

Maidenhead Road
Billingbear
Wokingham
Berkshire
RG11 5RT
Tel: (01344) 421490

Wokingham District Council
Enviromental Services Dept
Planning Services P O Box 157
Shute End
Wokingham Berkshire RG40 1WR

Attn: Mrs B Polnik - Senior Planning Officer 14th November 2000

Dear Mrs Polnik
re: Erection 3 free standing lights - Binfield Dog Rescue

We refer to the above matter and would like to point out that we have still not received a visit from Mr D Hadley.

To confirm our conversation on Friday, I would like to clarify that we would turn the lights off at 8pm during the winter months and not require the lights during the summer months. Obviously should a stray dog need to be collected we would require the lighting, so we can kennel the dog. This problem only occurs approximately 10-14 times per month.

I would also point out that we have a light in the kennel area, which was mentioned on Friday which is on a separate switch system, to the three standing lights in question. This light can not be switched off as it is sensor operated. This light has been in the same position since the kennels opened in 1965.

Regarding your question 6 on the application form I enclose a copy of Mrs E N Peek's last will and testament which should answer any queries.

If you require any more information, please do not hesitate to contact me.

Yours sincerely

Mr B Johnson
Owner
BINFIELD DOG RESCUE.

THIS WILL dated 21st Oct 1996 1996

is made by me EILEEN NORA PEEK of Hilcombe Maidenhead Road Billingbear Wokingham Berkshire RG11 5RT.

1. I REVOKE all former testamentary dispositions.

2. (a) I appoint as my Executors and Trustees: RICHARD JOHN MORRIS THOMAS and HILARY NICOLA MESSER Solicitors of Pangbourne Berkshire;

(b) If both of my Executors are unable or unwilling to accept this appointment I appoint in their place the firm of RICHARD WILSON & CO. solicitors of Pangbourne and Goring-on-Thames which may act through any one of the partners at my death and if at my death the firm of Richard Wilson & Co. no longer exists this appointment shall relate to the firm which carries on its practice;

(c) In this Will the expression "my Executors" includes the trustees for the time being of this Will and the trusts arising under it.

(d) any of my Executors who is engaged in a profession shall be entitled to be paid fees for work done by him or his firm on the same basis as if he were not one of my Executors but employed to act on behalf of my Executors.

3.(a) I GIVE to BRIAN JOHNSON who at present resides in part of Hilcombe:

(I) my own pet dog;

(ii) £1,000.00 (ONE THOUSAND POUNDS);

(iii) the use of that land adjoining Hilcombe (including that which is registered at H.M. Land Registry under title number BK 63949) which, in the opinion of my Executors at the

date of my death is occupied by Binfield Dog Rescue and the kennels thereon and chattels (including the mobile home) used in conjunction with the running of those kennels for so long as he uses it for the purposes of Binfield Dog Rescue;

(b) If BRIAN JOHNSON is residing at Hilcombe at the date of my death I request my Executors to allow him to continue to do so without payment for a period of one year.

4. I GIVE the residue of my estate to my Executors in trust for such of those my Grand-children PATRICK PEEK HEATHER PEEK and TIMOTHY PEEK who survive me and attain Twenty One but if any of them dies before me leaving children then those children shall on attaining Twenty One take equally the benefit which their parent would otherwise have taken.

5. MY Executors shall have the following powers:-

(a) to apply for the benefit of any beneficiary as they think fit the whole or any part of the income from that part of my estate to which he is entitled or may in future be entitled;

(b) to apply for the benefit of any beneficiary as they think fit the whole or any part of the capital to which that beneficiary is entitled or may in future be entitled and on becoming absolutely entitled he shall bring into account any payments received under this clause;

(c) (i) to insure any asset in my estate on such terms as they think fit;

(ii) to pay premiums out of income or capital;

(iii) to use any insurance money received to restore the asset or if this is not possible to apply it as if it were the proceeds of the sale of asset;

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 07 November 2000
My ref: BP/F/2000/0680

Mr B Johnson
Binfield Dog Rescue Centre
Carters Hill
Billingbear
Wokingham
RG40 5RT

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

WITHOUT PREJUDICE

Dear Mr Johnson

RE: RETROSPECTIVE APPLICATION FOR THE ERECTION OF 3 FREESTANDING LIGHTS AT BINFIELD DOG RESCUE CENTRE, HURST

I refer to my letter dated 31 July 2000 (copy enclosed) and would grateful if you could reply within 14 day of the date of this letter.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

File:

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 07 November 2000
My ref: BP/F/2000/0680

Miss H Peek
2 Milton Road
Wokingham
RG40 1DB

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 Miss Peek

RE: RETROSPECTIVE APPLICATION FOR THE ERECTION OF 3 FREESTANDING LIGHTS AT BINFIELD DOG RESCUE CENTRE, HURST

I refer to your letter dated 21st September regarding the above-mentioned planning application.

Unfortunately the planning application has not yet been determined as the Authority is awaiting further information from the applicant regarding technical specifications of the lights, requested by the Highway Authority, and clarification of ownership. This was originally requested in July and a letter has been recently been sent chasing a response. As you have written in objecting to the planning application you will be notified of the outcome in due course.

I hope this clarifies the situation.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

Reply Req 34609

BP

Miss Heather Peek
2 Milton Road
Wokingham
Berkshire
RG40 1DB
Tel. 0118-9788636

Mrs Polnick
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

21st September 2000

Dear Mrs Polnick

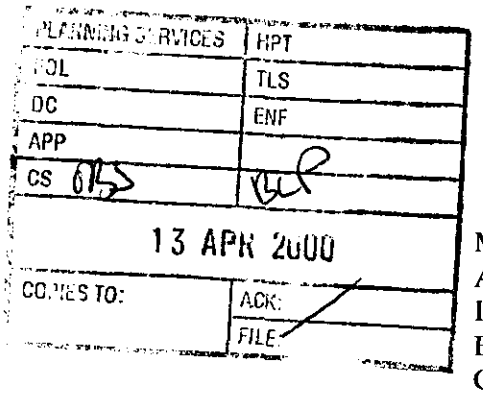
Re: Planning Application: F/2000/ 0680
Site: Binfield Dog Rescue

I wrote to you on the 11th April, objecting to the above planning application. Some months have passed since that time, and I have not heard anything from yourselves regarding a decision. The light pollution problem is still affecting our home, and I would be grateful if you would advise me of the reasons why this is being allowed to continue.

Yours sincerely

Heather Peek.

Heather Peek



Mr T.C.C. Peek
Avalon House
Icknield Way
Benson
Oxon
OX10 6PP

Mrs Polnick
The Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

9 April 2000

Dear Mrs Polnick

Re: Planning Application Number:F/2000/0680

I write with objection to the planning application (number F/2000/0680) for the proposed lighting that has already been erected for six months.

I am a joint owner of the property which is situated next to the Binfield Dog Rescue site. The lighting is inappropriate and also over five metres high, with only small panel fencing and no screening between properties. My home and garden is at present being illuminated by this lighting which over the winter months has been on from 4.30 pm to 8.00 am.

I also notice certain discrepancies within this application;-

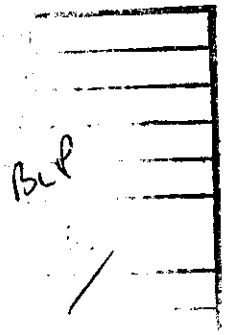
1. Four tall street style lights over 5 metres high have been erected - not three as detailed by the applicant.

2. My family, not Mr Brian Johnson, own this land.

I feel the lighting is out of character for a rural hamlet like Billingbear.

Yours sincerely

MR. T. C. C. PEEK



Miss Heather Peek
2 Milton Road
Wokingham
Berkshire
RG40 1DB
Tel. 0118-9788636

Mrs Polnick
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

11th April 2000

Dear Mrs Polnick

Re: Planning Application: F/2000/ 0680
Site: Binfield Dog Rescue

I write with regard to the above application. There are a number of observations and concerns I have and would like you to be aware of and consider in your assessment of this application.

This lighting has in fact already been erected for some months and I co-own the property next door to The Dog Rescue Kennels, therefore my comments are written with direct knowledge of these lights on the surrounding environment.

- **Light Pollution – To surrounding Area of Woodland/Fields/Wildlife.**
  You will be aware of the rural locality of this site. There are no such similar sites lit up in this way for some miles. This is a very rural area, the effect is considerable light pollution in an area of substantial woodland and fields and disturbance to a natural habitat for the wildlife. This lighting is complete overkill and so completely out of character for this area. The current lighting is on 4 poles (3 are only requested in the application?) at least 5 metres high, these are used to light the area surrounding the actual kennels, this gives considerable coverage and can be seen from some distance.

- **Light Pollution – Intrusion onto Neighbouring Property.**
  This light considerably intrudes our property by lighting it up continually throughout the night. There is little natural screening between these two sites to off-set the affect of such extreme lighting. The light streams into the house at night, this would be expected in a town/street setting, but not affect a home that is not even a village setting and has been set in darkness since the day it was built.

- **Road Safety**
  This sudden blast of light along a road shrouded by complete darkness, raises a safety issue, there are no road markings and no cats eyes along this road, added to this the light is directly on the brow of a hill. When pulling out of our property or indeed driving down the Maidenhead Road, it is completely distracting and oncoming traffic simply cannot be seen.

Continued.....

- **Necessity**
  At present, these lights are used to provide a 24 hour lighting at the Dog Rescue. I believe the kennels closes for the day at approximately 5pm, I can see absolutely no requirement for any lighting after this time.

  The Dog Rescue has been situated here for over 20 years without the need for such over zealous lighting. There maybe a necessity for lighting during the dark winter afternoons, however these lights do not just light up the 'working area' of the kennels, but the surrounding 'vacant' areas.

  The application does not state the exact necessity for these lights. If it is for security reasons, from experience I am aware that a kennels with 20 dogs barking at night, is adequate arousal there may be an intruder on site.

  There are more commercial properties along this stretch of road, which do not have or require such lighting.

The Council has a duty to protect the Countryside, I can see no necessity or justification for development of this type in the countryside. If there is any doubt regarding this, I suggest a site visit at night advisable.

Yours sincerely

Heather Peek.

Heather Peek
Also acting on behalf of Patrick Peek

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 08 April 2000
My ref: BP/F/2000/0680

Mr B Johnson
Binfield Dog Rescue Centre
Carters Hill
Billingbear
Wokingham
RG40 5RT

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 Mr Johnson

RE: RETROSPECTIVE APPLICATION FOR THE ERECTION OF 3 FREE STANDING LIGHTS AT BINFIELD DOG RESCUE CENTRE

I refer to your planning application for the above.

The Highway Authority have requested further information regarding the technical specification of the lanterns so that the level of illuminance can be assessed. Furthermore the drawing submitted indicate that the post itself is 5 metres tall but does not show the total height of the structure and dimensions. All these should be given in metric.

I look forward to receiving this information with 14 days of the date of this letter.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 06 March 2000

Application Number: F/2000/0680

Proposal: Proposed erection of 3 free-standing lights around kennel area.

Site Address:
Hilcombe, Carters Hill, Billingbear, Wokingham.

Applicant:
Mr B Johnson .

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

✓ below as applicable;

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

COMMENT

CAN THE APPLICANT SUBMIT THE TECHNICAL SPECIFICATION FOR THE LANTERN IN ORDER THAT WE CAN EXAMINE THE ILLUMINANCE LEVELS EMMITTED BY THE LIGHTS.

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

15-3-00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

ACK:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: JPE/hilcombe 26871

To: B. Polnik, Planning

Your Ref: F/2000/0680

Date: 08 March 2000

PROPOSED ERECTION OF 3 FREE-STANDING LIGHTS AROUND KENNEL AREA HILCOMBE, CARTERS HILL, BILLINGBEAR, WOKINGHAM

The Environmental Health department is not able to provide guidance in relation to light pollution matters.

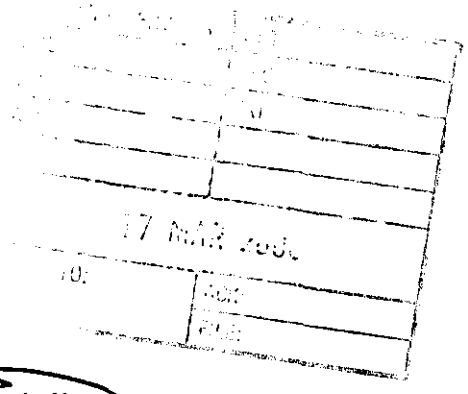
Joanne Ellis

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

16 March, 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR



For the attention of ~~Basia~~ Polnik

Dear Mrs. Polnik,

Application F/2000/0680

I refer to the above-mentioned Applications by Mr. B. Johnson of Hilcombe, Carters Hill, Billingbear; proposed erection of three free-standing lights around kennel area.

The Council have no adverse comment to make.

Yours sincerely,

Clerk

Tel. **0118 974 6450**

Date: 14 March 2000

Your Ref:

My Ref: **Mrs B Polnik - F/2000/0680**

Mr B Johnson
Hilcombe, Carters Hill
Billingbear
Wokingham
Berkshire
RG40 5RR

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 Sir

Application Number: F/2000/0680

Site Address: Binfield Dog Rescue , Maidenhead Road, Billingbear, Wokingham.

Proposal: Proposed erection of 3 free-standing lights around kennel area.

I refer to your recent telephone call to the case officer Mrs Polnik regarding the site address of the above mentioned planning application. I've amended the site address details as requested and enclose an amended site notice for display.

Yours faithfully,

Ian Jordan
Team Leader - Planning Support

Planning Application

Received by Wokingham District Council

Application No: F/2000/0680

Proposal:
Proposed erection of 3 free-standing lights around kennel area.

Location:
Binfield Dog Rescue , Maidenhead Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2000. 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

Received by Wokingham District Council

Application No: F/2000/0680

Proposal:
Proposed erection of 3 free-standing lights around kennel area.

Location:
Hilcombe, Carters Hill, Billingbear, 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

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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

1327

WOKINGHAM DISTRICT COUNCIL

To Basia

Date 8/3 Time 3.35

WHILE YOU WERE OUT

Name Mr Johnson

Of Birfield Dog Rescue

Phone No. (Forgot to ger phone Nº sorry!) Ext.

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

MESSAGE Wrong address for site!

Correct address: Birfield Dog Rescue,

Maidenhead Road

01344 621490 Billingbear.

Wokingham.

ADP Nº: F/2000/0880

Would like a call back to confirm the change has been made & new SN (old one has incorrect address)

Signed

Tel. **0118 974 6450**

Date: 14 March 2000

Your Ref:

My Ref: **Mrs B Polnik - F/2000/0680**

Mr B Johnson
Hilcombe, Carters Hill
Billingbear
Wokingham
Berkshire
RG405RR

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

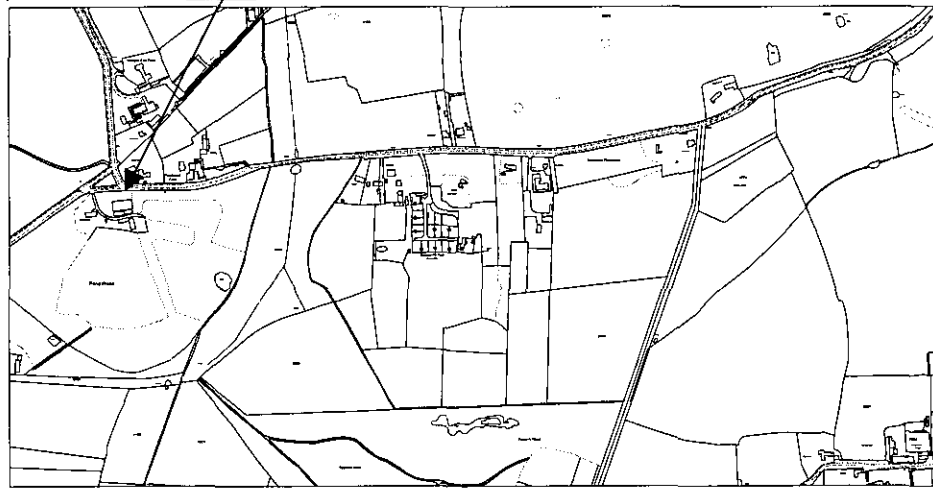
Dear Sir

Application Number: F/2000/0680

Site Address: Binfield Dog Rescue , Carters Hill, Billingbear, Wokingham.

Proposal: Proposed erection of 3 free-standing lights around kennel area.

I refer to you recent telephone call to the case officer Mrs Polnik reagrding the site address of the above mentioned planning application. Unfortunately according to various sources including the Ordnance Survey the road name at the front of the site is Carters Hill and not Maidenhead Road, according to to our own street naming section Maidenhead Road ends at the point indicated below



Accordingly, I enclose a site notice and request that it is displayed as soon as possible so that determination of the application is not delayed further.

Thank you for the above application, which has now been accepted along with the sum of £95 in fees.

The Council will try to deal with your application within 8 weeks. However, it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by **14/04/2000** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date on a form which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application please contact your case officer, **Mrs B Polnik,** on **0118 974 6450** quoting reference number **F/2000/0680.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

Chris Wood
Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 FEB 2000	Map No. 56 Site 0:18
Officer: BP / Application No. F/2000/0680	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF 3 FREE STANDING LIGHTS AROUND KENNEL AREA

Location: BINFIELD DOG RESCUE ~~MAIDENHEAD ROAD~~ HILCOMBE CARTERS HILL BILLINGBEAR

Parish: ~~HURST~~ HURST Ward: ~~HURST~~ Hurst 61?

Applicant: MR B JOHNSON BINFIELD DOG RESCUE

Fee Received 95-00 Required ..... Additional ..... Refund .....
CASH - banked 17/2/00

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			
5	Elevation plans			
6	Floor plans		GT	
7	Metric scale disclaimer	Size of light not metric requested with site notice		
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 : 6.3.(0 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓ 6/3
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: ✓ 6/3

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) .....

.....

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

NEIGHBOURS:

..... S/N + Hilcombe, Maidenhead Road. ✓ 6/3 .....

"HILCOMBE", / BINFIELD DOG RESCUE HURST 1.4.86 E

ADDRESS MAIDENHEAD ROAD PARISH ~~WOK/WITHOUT~~

PLOT No. Old Property ORD. SHEET No. SU. 8371 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/178/58	Mrs. J. Marks	outline - 1 dwelling on land West side	25.10.58	N/A. Refus
R/117/66	Mrs. E. Peck	Addition	9.6.66	App. App
R/288/66 1881/72	" "	RENEWAL CONSENT FOR CARAVAN DOG SANCTUARY (LAND ADJ.)	23.11.72	N/A 31.12.7 T.P.
04043	"	" "	20.2.76	N/A TP 31.12
14929	Mrs "	Renewal of Temp P. See 04043	12.3.81	NA TP 31.12
14928	"	Site licence for res Caravan for Kennel Maid	10.3.81	NA TP 31.1
32231/3	BINFIELD DOG RESCUE SOC	MOBILE HOME / SC	~~15.3.89~~	~~CA~~
32232	"	LAND ADJ. C/O/USE TO DOG SANCTUARY	15.3.89	CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Caravan site licence TP 31.12.86

DRAINAGE

38445 " S/ST. BLDG. DOG FOOD PROP. OFFICE 10.12.91 CA

1933 "HILCOMBE" / BINFIELD DOG RESCUE

ADDRESS MAIDENHEAD ROAD PARISH HURST

PLOT No. Old Property ORD. SHEET No. SU. 8371 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
29/69204/F	Binfield Dog Rescue. (Paul Johnson).	Portable building for use as dog shop.	3/6/99	C

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr P Johnson - Pet Shop - 15/12/98

1789/a

SECTION 66 CERTIFICATE

Application No. 18.FEB.2000* 0680

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

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.

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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 . . . . . .

Date . . 17/02/00 . . . . . .

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

1769a

£95-00 banked 17/2/00 52091

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION r/N 52091 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

18. FEB. 2000* 0680

1. **APPLICANT'S NAME** B JOHNSON BINFIELD DOG RESCUE
ADDRESS MAIDENHEAD ROAD, BILLINGBEAR. WOKINGHAM, BERKSHIRE
POST CODE RG40 5RT. **PHONE** 01344 421490.

2. **If the applicant has an agent, all correspondence will be sent to the agent**
AGENT'S NAME
ADDRESS N/A.
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 MAIDENHEAD ROAD. BILLINGBEAR

4. **WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.**
ERECT THREE FREE STANDING LIGHTS AROUND NEWNHAM AREA.

5. **Give the area in hectares or part of a hectare** **AREA OF SITE** TWO

6. **State the applicant's interest in the land e.g. owner, prospective purchaser, lessee** **OWNERSHIP** MR BRIAN JOHNSON.

7. **List all the plans and drawings submitted with the application** **PLANS/DRAWINGS** LOCATION PLAN.

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?**
Tick the boxes(x)
CHANGE OF USE [ ] **REDEVELOPMENT** [ ]
ERECTION OF NEW BUILDING [ ] **ALTERATION or EXTENSION** [ ]

9. **WHAT TYPE OF APPLICATION IS THIS ? Tick one box only**
OUTLINE PERMISSION [ ] **See question 10**
FULL PERMISSION [X]
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** [ ]

BINFIELD DOG RESCUE

1769b

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.

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.

METAL POLE PLUS LIGHT.

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.

ALLREADY INCLOSED BY FENCE.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

AS EXISTING

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

N/A

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	
FLAT/MAISONETTE	/	*	/	*	/	
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES (NO) — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES (NO) — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

NINTY FIVE POUNDS.

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 BINFIELD DOG RESCUE DATE 17/02/00

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	30	
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.

BINFIELD DOG RESCUE

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

BINFIELD DOG RESCUE

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
4			4

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 bythe Chief Officerresponsible 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.

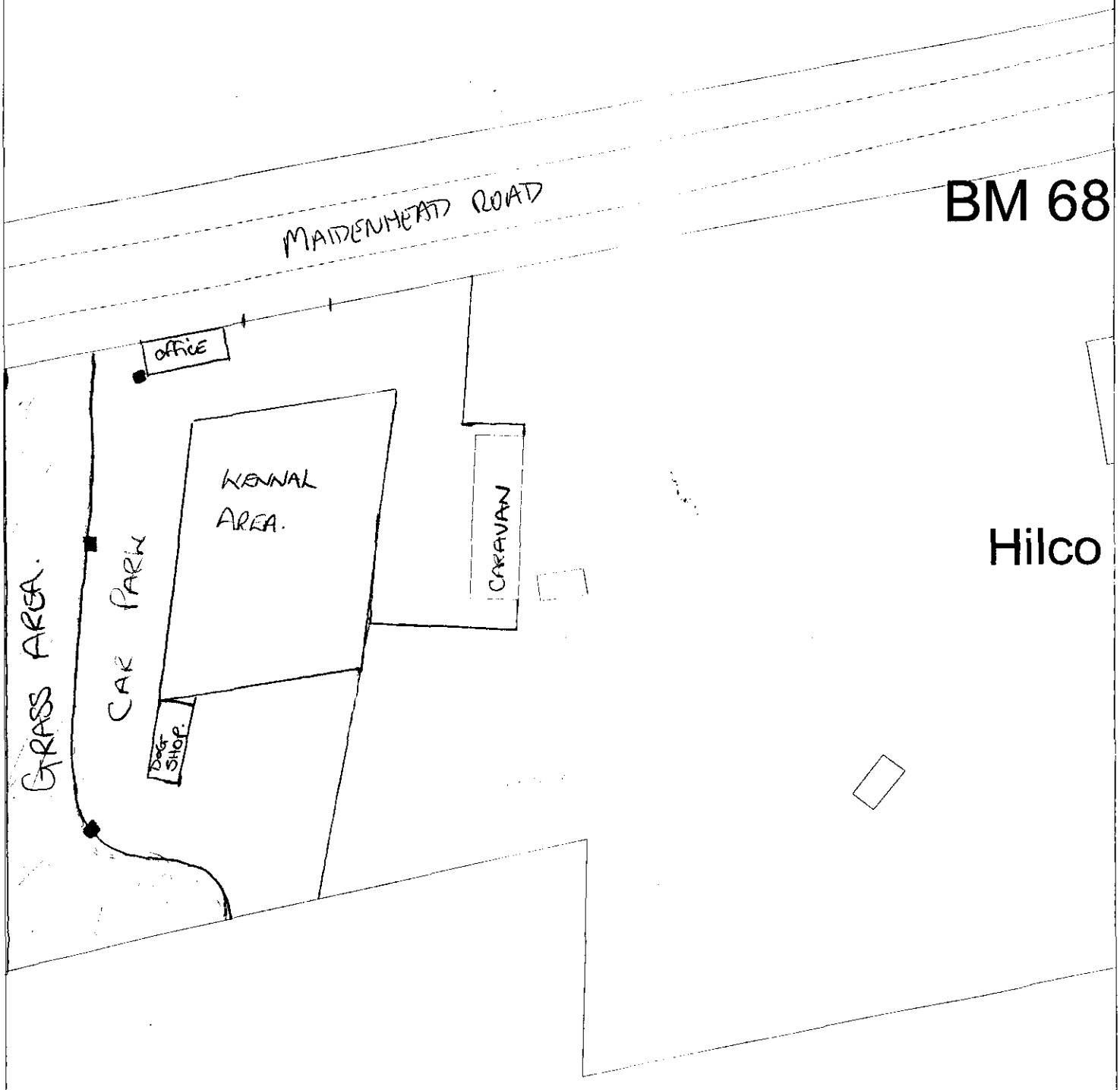
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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.'

18 FEB 2000 0680



Site Plan, Scale: 1 to 500

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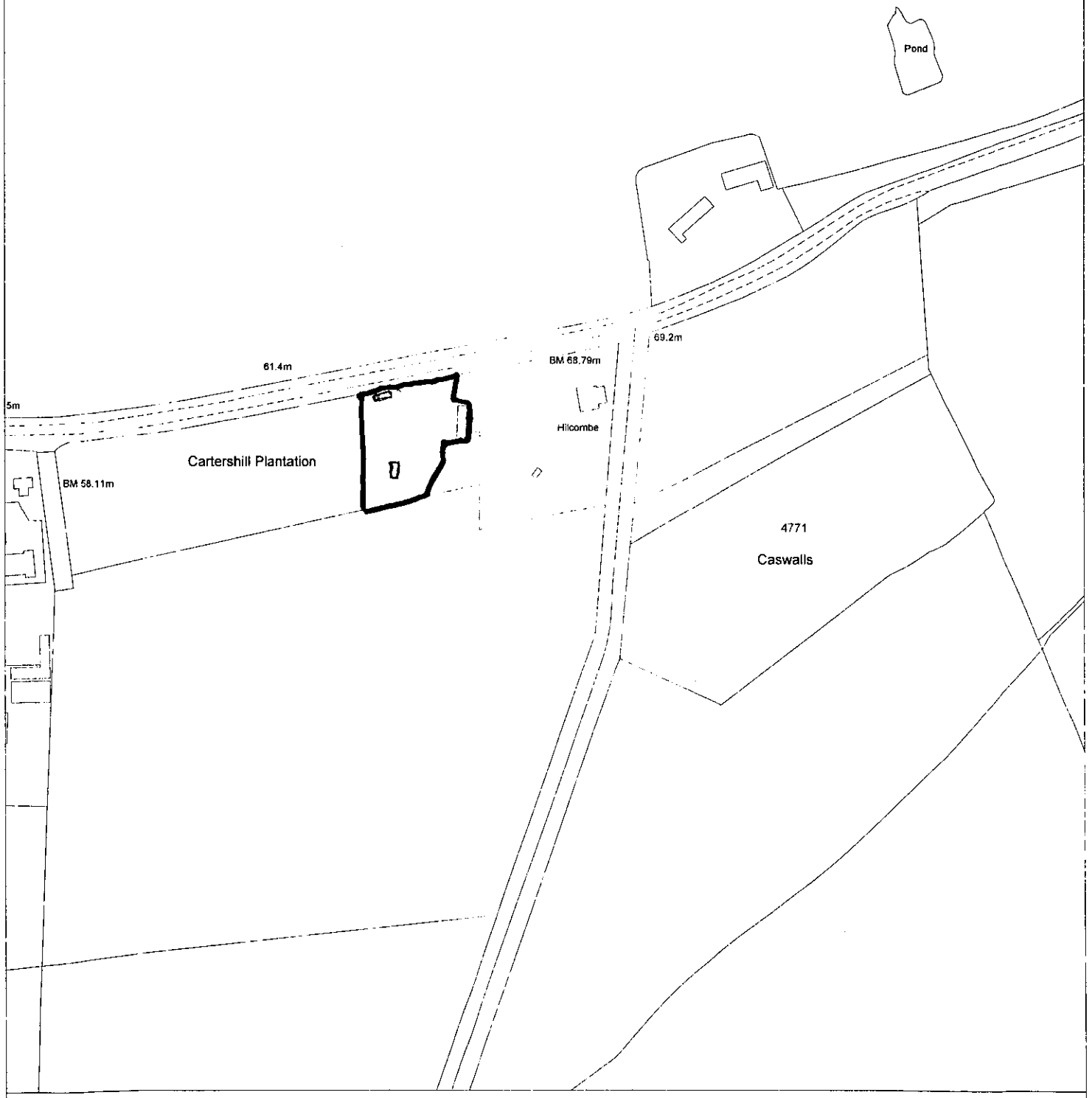

Site Plan, Scale: 1 to 2500

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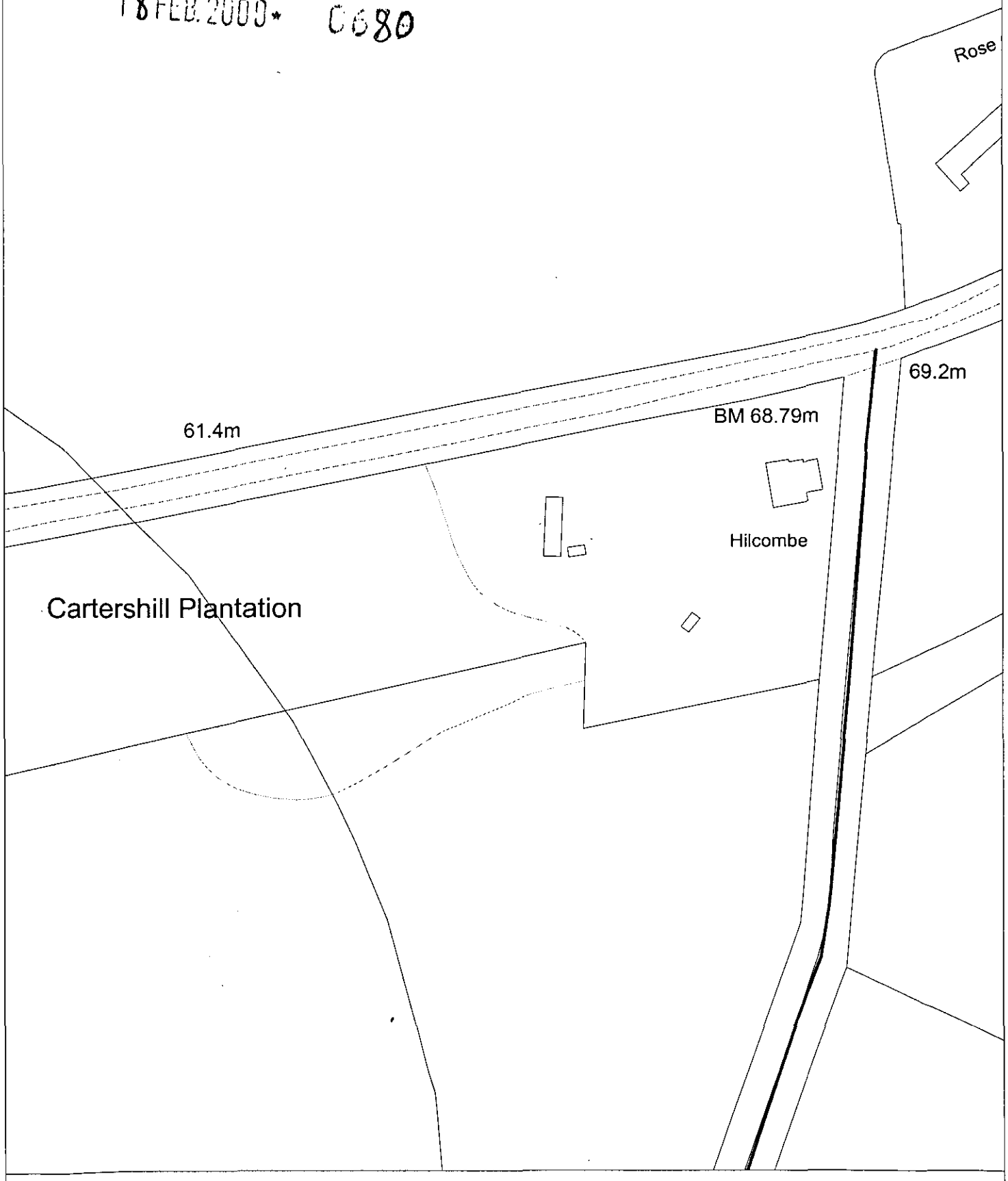

Site Plan, Scale: 1 to 1250

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