[redacted]



STEMS LTD

APPLICATION NO:
F/2001/3151

LOCATION:
Land To Side Of 99 St. Pauls Gate, Wokingham.

APPLICANT:
Royal Mail Service Maintenance Manager

PROPOSAL:
Proposed erection of a double postal pouch.

EARLIEST DATE FOR DECISION: **09/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Royal Mail
Service Maintenance Manager
80 Caversham Road
Reading
Berkshire
RG1 1AA

Application Number: F/2001/3151

Parish: **WOKINGHAM**

Location: **Land to side of 99, St. Pauls Gate, Wokingham.**

Proposal: **Proposed erection of a double postal pouch.**

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

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

Condition
2. The hereby approved pouch will be powder coated in dark grey BS4800.

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

Reason
2. To ensure a satisfactory external appearance.

Informative
1. Care should be taken to ensure that the location of the postal pouch and its subsequent use does not encroach onto private land. Wherever possible the pouch should be located such that access to it can be gained directly from a surfaced footpath and the location should ensure that pedestrian movements are not obstructed and lines of visibility for vehicular traffic are maintained.

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

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE1/2, STV1 and STV6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 12/02/2001

Notice checked by: _____

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

Tel: 0118 974 6441

Date: 14/02/01

My ref: F/2001/3151

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 Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

Dear Councillor

Application Number: F/2001/3151
Land To Side Of 99, St. Pauls Gate, , Wokingham.
Proposed erection of a double postal pouch.

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 **Andrew Thorley** on **0118 974 6441**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 26/02/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **F/2001/3151**
Land To Side Of 99, St. Pauls Gate, , Wokingham.
Proposed erection of a double postal pouch.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Malvern

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 6441

Date: 14/02/01

My ref: F/2001/3151

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 Eke
55 Lowther Road
Wokingham
RG41 1JB

Dear Councillor

Application Number: F/2001/3151
Land To Side Of 99, St. Pauls Gate, , Wokingham.
Proposed erection of a double postal pouch.

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 **Andrew Thorley** on **0118 974 6441.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 26/02/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **F/2001/3151**
Land To Side Of 99, St. Pauls Gate, , Wokingham.
Proposed erection of a double postal pouch.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Eke

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 6441

Date: 14/02/01

My ref: F/2001/3151

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 Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Dear Councillor

Application Number: F/2001/3151
Land To Side Of 99, St. Pauls Gate, , Wokingham.
Proposed erection of a double postal pouch.

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 **Andrew Thorley** on **0118 974 6441**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 26/02/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **F/2001/3151**
Land To Side Of 99, St. Pauls Gate, , Wokingham.
Proposed erection of a double postal pouch.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Earnshaw

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3151

Applicant : Royal Mail Service Maintenance Manager.

Location : Land To Side Of 99, St. Pauls Gate, , Wokingham.

Proposal : Proposed erection of a double postal pouch.

Site Notice Displayed ? : YES [✓] NO [ ] DATE 06/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/02/01

Date Registered : 10/01/2001

Earliest Date for Decision : 09/02/2001

Latest Consultation Date/Site Notice Expiry Date : 09/02/2001

This application will have expired on: 07/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - Approval No conditions.
WTC: No objections
Property: No Objection
Neighbours: No comments received
Reply from Dist Councillor Malvern; who agrees with recondition

Planning Issues : (identified settlement)

1) Sheelscene.
2) Highways.

Application Number: F/2001/3151

Appraisal:

1) Impact on street scene /visual impact.

There is no harm to street scene. It is a minor piece of street furniture and is located on grass verge/strip at the back of the pavement, directly opposite the boundary line between No. 99 St. Pauls Gate and No. 53 Oxford Road.

This is a resubmission of planning application number F/2000/2101.

2) Highways

No Objections.

Recommendation : Approval: [✓] **Refusal:** [ ]
(tick appropriate box)

Application Number F/2001/3151
Conditions/[redacted]al

No	Std Con	Std Reas	Non Std Conditions [redacted]

1. COO1 ROO1 'Full Permission' – 5 Years

Condition:
2. The hereby approved pouch will be powder coated in dark grey BS4800.

Reason:
2. To ensure a satisfactory external appearance.

INFORMATIVE:

Care should be taken to ensure that the location of the postal pouch and its subsequent use does not encroach onto private land. Wherever possible the pouch should be located such that access to it can be gained directly from a surfaced footpath and the location should ensure that pedestrian movements are not obstructed and lines of visibility for vehicular traffic are maintained.

N16 Relevant Policies

WDLP: WBE1, WOS2/3,
SEALP: SBE1/2, STV1, STV6.
BSP: EN1

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: Tim Mitchell
(Development Control Manager)

Date: 12/2/07

RECORD OF SITE VISIT

SITE ADDRESS: Land To Side Of 99 St. Pauls Gate Wokingham.

APPLICATION NUMBER: F/2001/3151

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 06/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on lamp post

2. DESCRIPTION OF SURROUNDINGS
Residential
Modern estate type development. (Quiet ~~cul de sac~~ access road off Oxford Road) Open plan front gardens 2 storey detached + terraced houses.

3. DESCRIPTION OF SITE/BUILDING
Grass area planted with ornamental trees.
On Grass verge at back of pavement (width 1.4m) located in line with the boundary between No 99 St Pauls Gate + No 53 Oxford Road, tall conifer trees belonging with a 1.8m high privet hedge on boundary with No 99.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Will not obscure/or be visible from any of the properties around about.

5. SITE CONSTRAINTS

TREES — At the rear not effected

ACCESS/PARKING — ~~Adq~~ Adequate, will not effect pedestrian/cars movement on street parking at front. quiet road

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: F/2001/3151

Proposal:
Proposed erection of a double postal pouch.

Location:
Land To Side Of 99, St. Pauls Gate, , 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 notice for delivery of plans.

***Comments should be sent in writing* QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/02/2001. Written comments submitted will become available for public inspection.**

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

Head Planning and Transportation

16 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3151
CASE OFFICER: Andrew Thorley

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

Tel: 0118 974 6441

Date: 14/02/01

My ref: F/2001/3151

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
20 FEB 2001	
COPIES TO:	ACK:

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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

Dear Councillor

Application Number: F/2001/3151
Land To Side Of 99, St. Pauls Gate, , Wokingham.
Proposed erection of a double postal pouch.

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 **Andrew Thorley** on **0118 974 6441**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 26/02/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **F/2001/3151**
Land To Side Of 99, St. Pauls Gate, , Wokingham.
Proposed erection of a double postal pouch.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: Date: 15/2/01

Councillor Malvern

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	10 JAN 2001
Officer: AT	Application No. F/2001/3151

Map No. 68A Site ...001.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF A DOUBLE POSTAL POUCH.

Location: TO SIDE OF 99 ST PAULS GATE

Parish: WOKINGHAM Ward: Emmbrook
16.01.01 B.

Applicant: ROYAL MAIL.

Fee Received 0.00 Required ..... Additional ..... Refund .....
Re Submission of F/2000/2101
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			
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 : 16.04.04 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

S/N + See map ✓

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
02 FEB 2001
ACK:

Case officer: Andrew Thorley

Application Number: F/2001/3151

Proposal: Proposed erection of double postal pouch

Site Address: Land to side of 99 St Pauls Gate, Wokingham

Applicant: Royal Mail Service Maintenance Manager

Your observations are required in respect of this application **by 09/02/2001**

No objection

SIGNED: _____ **DATE:** 30/01/2001

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET 2101

From: Andrew Thorley **Date:** 16 January 2001

Application Number: F/2001/3151

Proposal: Proposed erection of a double postal pouch.

Parish: WOKINGHAM TOWN

Site Address:
Land To Side Of 99, St. Pauls Gate, , Wokingham.

Applicant:
Royal Mail Service Maintenance Manager.

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

✓ below as applicable;

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

Signed: _____ **Print name:** Adam Coggins 24/01/01

From:
Property Dept

TO: **[redacted]:** Andrew Thorley



Date: 16 January 2001

Application Number: F/2001/3151

Proposal: Proposed erection of a double postal pouch

Site Address:
Land To Side Of 99, St. Pauls Gate, , Wokingham.

Applicant:
Royal Mail Service Maintenance Manager.

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

This section has no objection to the above proposal.

Sarah Hunter
For Head of Property Section.

1789/a

SECTION 66 CERTIFICATE

Application No.

10.JAN.2001 * 3151

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	*Address at which notice was served*	*Date on which notice was served*
HIGHWAYS LAND	WOKINGHAM DISTRICT COUNCIL	9/01/01

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . AP [signature] . . . . . .

On behalf of . . . . Royal Mail . . . . . .

Date . . . . . 9/01/01 . . . . . .

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

1913 *Ia*

SCHEDULE 2

10.JAN.2001 * 3151

Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 99ST PAULS GATE

I give notice that *(b)* Royal Mail Reading

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* INSTAL A POSTAL POUCH BOX

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* W.D.C. PLANNING DEPARTMENT, P.O. BOX 157, WOKINGHAM, RG40 1WR

by *(f)*

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed

† On behalf of Royal Mail

Date 09/01/00

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

(1) ADDRESS 99 St Pauls Gate PARISH Wok

PLOT No. ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 1283	R			
0/39/62	R			
0/39/63	Breach & Lunn	Res Dev	15/7/63	REF
B/49/63+5695			19.12.66	C/A
0/6/64	Lunn	1 Dwelling & garage	30/1/64	C/A
B/36/64	Lunn	do	30/4/64	C/A
27467				
SRA 2344	MR & MRS H. LUNN	RET. & ALTS.	30.3.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) ADDRESS 99 St Pauls Gate PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
27467	MR & MRS H. LUNN	2/ST. RET. & MALL	15-5-87	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

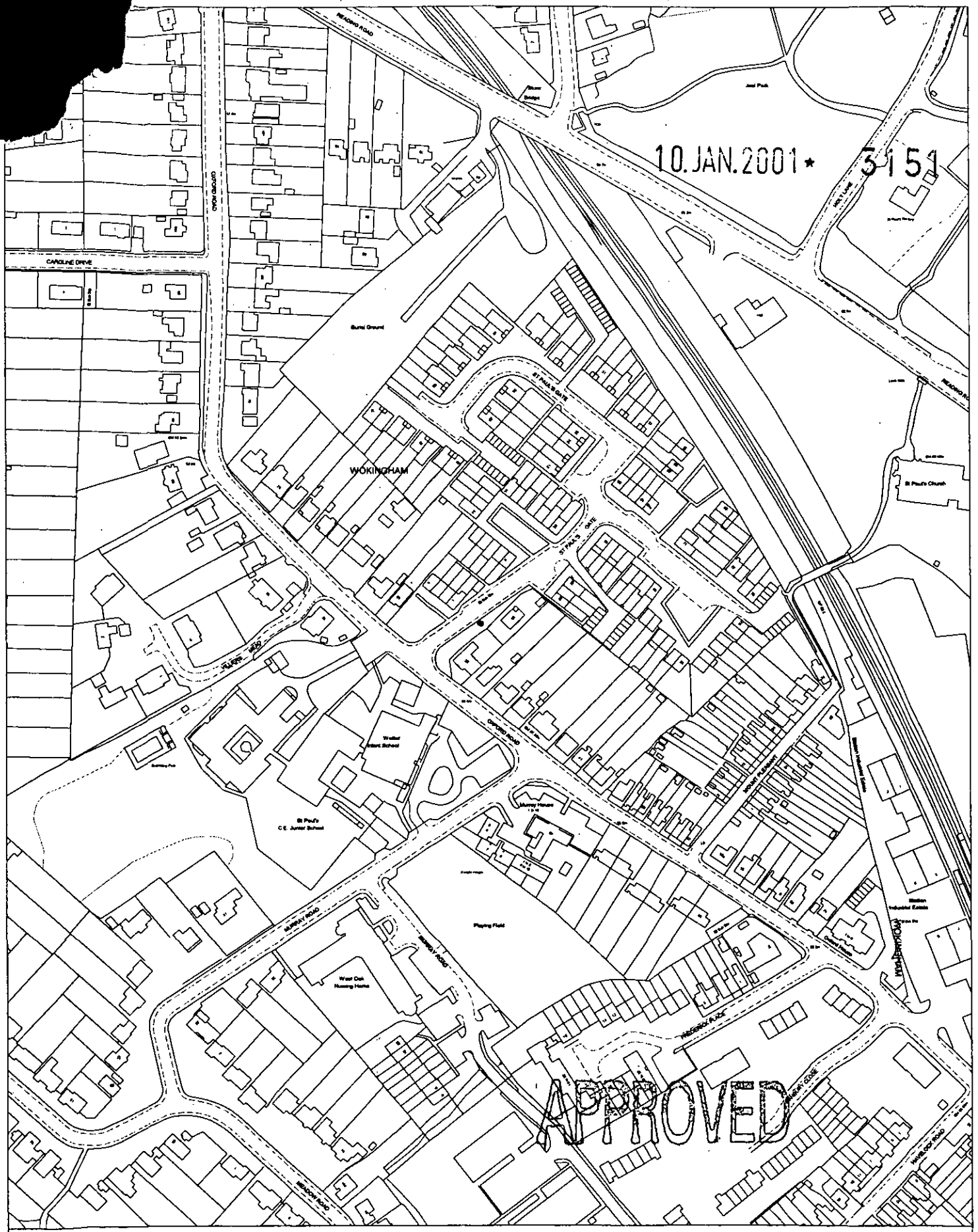
DRAINAGE

091074

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3151**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

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



Site Plan, Scale: 1 to 2500

For reference purposes only. No further copies may be made.

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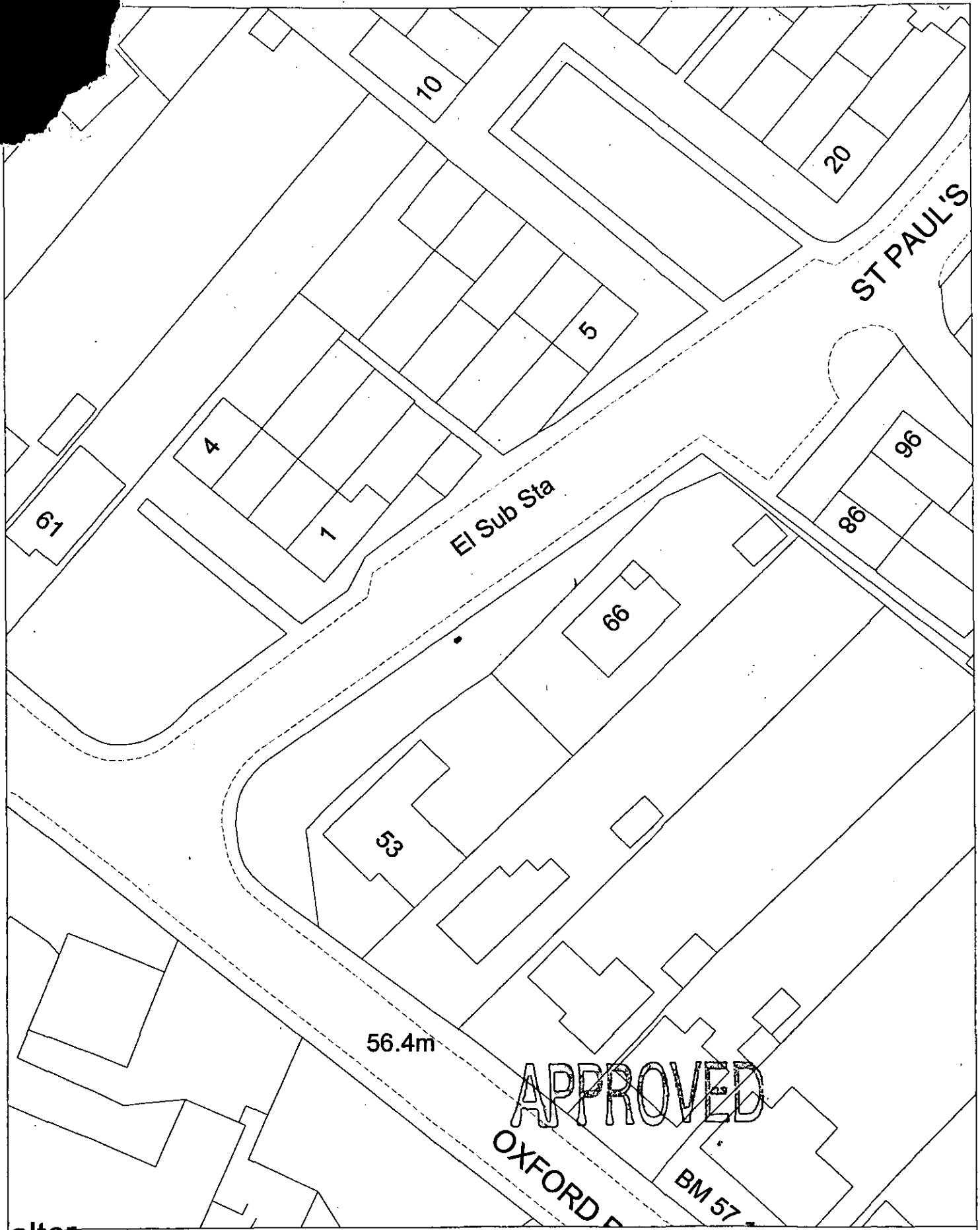
Date: 1 November 2000



Site Plan, Scale: 1 to 500

For reference purposes only. No further copies may be made.

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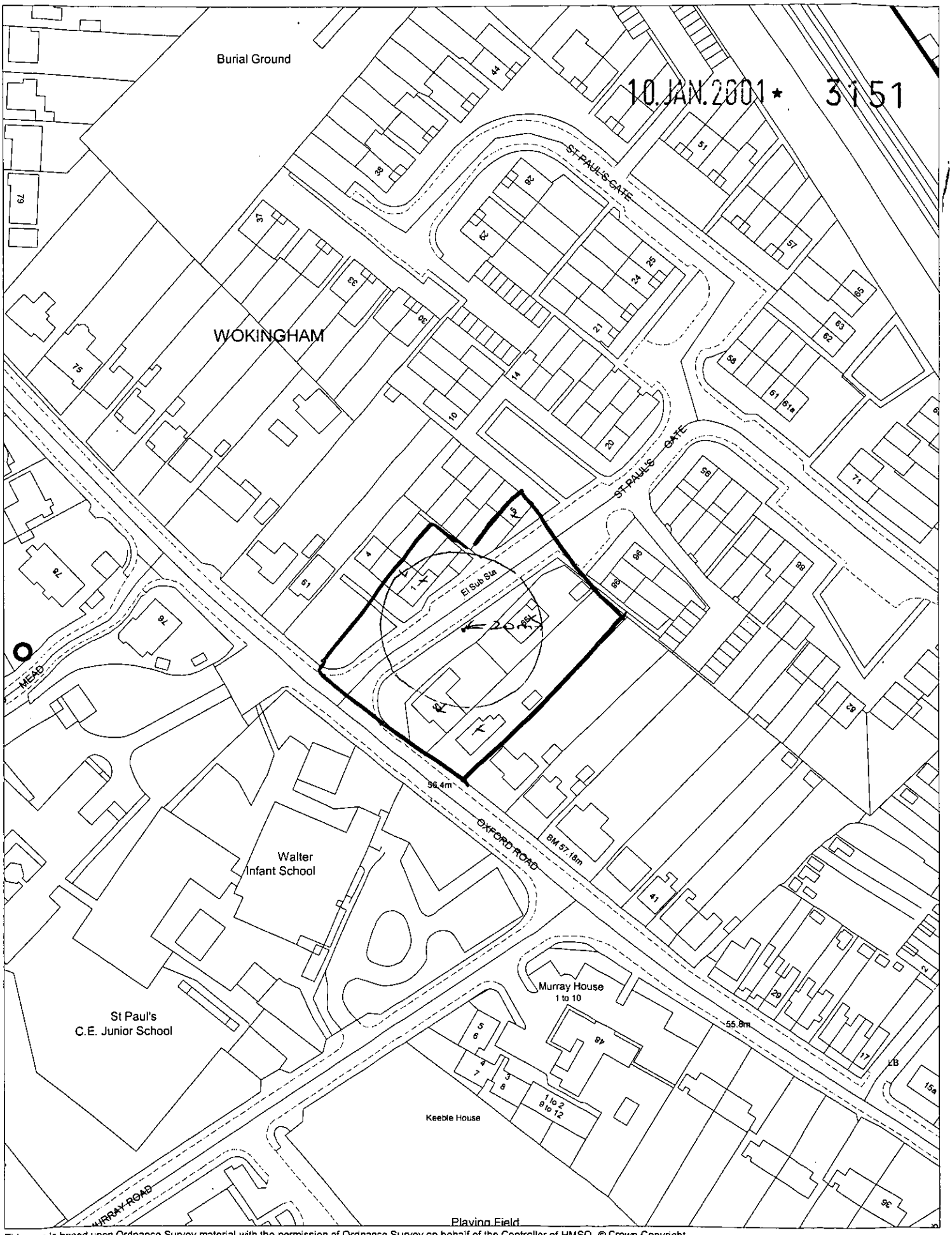
Date: 1 November 2000



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Development Control Section, Environmental Services, Wokingham District Council.

15 January 2001

Scale: 1 : 1250

N W E S

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

10.JAN.2001* 3151

1.	APPLICANT'S NAME	SERVICE MAINTENANCE MANAGER, SERVICE DELIVERY, ROYAL MAIL, 80 CAVERSHAM ROAD, READING
	ADDRESS	
	POST CODE	RG1 1AA PHONE (0118) 9537285
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	99 ST PAULS GATE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		INSTALL A POSTAL POUCH BOX (DOUBLE SIZE)
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	NONE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1:2500 1:500

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☐	REDEVELOPMENT	☐
	ERECTION OF NEW BUILDING	☐ N/A	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only	OUTLINE PERMISSION	☐	See question 10
	FULL PERMISSION	☑	
	APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number. Also complete Question 10
	TEMPORARY PERMISSION	☐	State period required
	RELAXATION OF CONDITIONS	☐	State relevant application number. Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?			SITING	☐
	EXTERNAL APPEARANCE	☐ N/A	DESIGN	☐
	MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

HIGHWAYS LAND

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.

NONE

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A

If no, please give details

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

N/A

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	/ * N/A	/ *	/ *
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.

£0-00 (Nil) Re-Submission

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 A.P. Marks ON BEHALF OF Royal Mail DATE 9/01/01

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

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				
B2	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				

N/A

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

N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A	
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.

N/A

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

N/A

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

Existing Staff	Transferred Staff	New Staff	Total
	N/A		

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.

N/A

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.'