APPLICATION NO:
F/2001/3271

LOCATION:
68 Mill Lane, Earley Reading.

APPLICANT:
Mr Lovelock

PROPOSAL:
Proposed change of use of garden sheds to light industrial use B1 (c).

EARLIEST DATE FOR DECISION: **02/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/03/2001

CASE OFFICER: **Joss Miller**

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Lovelock
68, Mill Lane
Earley
Reading
RG6 7JE

Application Number: F/2001/3271

Parish:	**EARLEY**
Location:	**68, Mill Lane, Earley, Reading.**
Proposal:	**Proposed change of use of garden sheds to light industrial use B1 (c).**

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. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

Condition
2. No machinery shall be operated, no process shall be carried out and no deliveries taken or dispatched from the site otherwise than between the hours of 8am to 6pm Mondays to Fridays and they shall not be carried out on or operated on Saturdays, Sundays or Bank or National Holidays.

Condition
3. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties.

Condition

4. The permitted use shall only be carried on by Mr C P lovelock and the use shall not continue when Mr C P Lovelock ceases to be the occupier of the premises.

Reason

1. To safeguard the residential amenity of the adjacent dwellings.

Reason

2. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason

3. To protect the amenities of the occupiers of nearby properties from dust, grit, fumes, steam and smoke.

Reason

4. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use to protect the amenity of neighbouring properties.

Informative

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

Berkshire Structure Plan Policies OS1 and EN1.
Loddon Area Local Plan Policies LTV1 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 23/04/2001

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.

WORK SHEET FOR : Joss Miller

Application Number : F/2001/3271

Applicant : Mr Lovelock .

Location : 68, Mill Lane, Earley, Reading.
Proposal : Proposed change of use of garden sheds to light industrial use B1 (c).

Site Notice Displayed ? :

YES	NO	DATE
✓		12/2 .

Date of Neighbour Notifications : 6/2 .

Date of Site Visit : 12/2 .

Date Registered : 31/01/2001

Earliest Date for Decision : 02/03/2001

Latest Consultation Date/Site Notice Expiry Date : 02/03/2001

This application will have expired on: 28/03/2001. 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 :
Earley TC - Unneighbourly
Env. Health - Conditions
2 neighbours - object - noise, traffic .

Planning Issues :
Effect on Street Scene & neighbouring properties HSE1 .
Identified Settlement.

Application Number: F/2001/3271

Appraisal :

This application is for the change of use of garden sheds to light industrial use.

Street scene

The shed is an existing structure, and largely obscured by the applicants dwelling. The business is already in use and has been for 12 years. There would be little impact on the street scene.

Neighbours

This use has been given temporary permission for approx 12 years. The work operates for approx. 3 hours a day when orders have been placed. Sometimes there is no work for several weeks. This low scale work has taken place for the last 12 years, with no obvious problems as a result. However, a permanent consent could result in development detrimental to neighbours in future years. A personal permission would be more appropriate.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2001/3271
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the local Planning Authority. **Reason** - To safeguard the residential amenity of the adjacent dwellings.
2			No machinery shall be operated, no process shall be carried out and no deliveries taken or dispatched from the site otherwise than between the hours of 8am to 6pm Mondays to Fridays and they shall not be carried out on or operated on Saturdays, Sundays or Bank or National Holidays. **Reason** - To safeguard the residential amenities of the occupiers of neighbouring properties.
3			All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. **Reason** - To protect the amenities of the occupiers of nearby properties from dust, grit, fumes, steam and smoke.
4.			The permitted use shall only be carried on by Mr C.P. Lovelock and the use shall not continue when Mr C.P. Lovelock ceases to be the occupier of the premises. **Reason** - In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use to protect the amenity of neighbouring properties.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1.			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: LDS3, LBE1.			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1.			
MINERALS LOCAL PLAN POLICIES:			

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

Date:_____

RECORD OF SITE VISIT

SITE ADDRESS: 68 Mill Lane Earley Reading.

APPLICATION NUMBER: F/2001/3271

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front post.

2. DESCRIPTION OF SURROUNDINGS

Id. Sett.

3. DESCRIPTION OF SITE/BUILDING

Shed to rear of garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES

66. 1.8m fence or boundary.

70 same.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING 3/4 spaces

LEVELS \

BOUNDARY TREATMENT See above.

OTHERS \

Tel: (0118) 974 6463

Date: 28/05/01

My ref: F/2001/3271

CONFIDENTIAL

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

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

Dear Councillor

Application Number: F/2001/3271
68, Mill Lane, Earley, Reading.
Proposed change of use of garden sheds to light industrial use B1 (c)..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6463

Date: 28/03/01

My ref: F/2001/3271

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 Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: F/2001/3271
68, Mill Lane, Earley, Reading.
Proposed change of use of garden sheds to light industrial use B1 (c).

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 **Joss Miller** on **(0118) 974 6463**. 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 9/4/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2001/3271**
68, Mill Lane, Earley, Reading.
Proposed change of use of garden sheds to light industrial use B1 (c).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Carpenter

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 6463

Date: 28/3/01

My ref: F/2001/3271

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 Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2001/3271
68, Mill Lane, Earley, Reading.
Proposed change of use of garden sheds to light industrial use B1 (c)..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

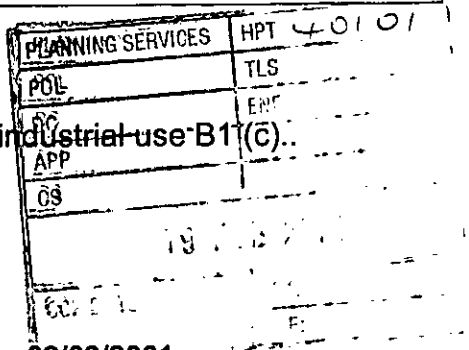
John Mitchell
Development Control Manager

FROM: Joss Miller

DATE: 06 February 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET



Application Number: F/2001/3271

Proposal: Proposed change of use of garden sheds to light industrial use B1 (c).

Site Address: 68, Mill Lane, Earley, Reading.

Applicant: Mr Lovelock .

Your observations are required in respect of this application **by 02/03/2001**.

Councillors were concerned about this application, as it was felt that it may set an unwanted precedent in this residential area. Furthermore, it was felt that it could be unneighbourly, since the activities proposed could generate noise and smells, and an increase in vehicular movements.

If the Planning Officer is mindful to approve this application, it is requested that a condition be imposed limiting the hours during which the proposed activities can be carried out.

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

SERVICES | HPT 40125
PDC | TLS
DC JM | ENF
PP
CS
20 FEB 2001
COPIES TO: jpe/mill | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Joss Miller, Development Control

My Ref: jpe/mill

Your Ref: F/2001/3271

Date: 19 February 2001

PROPOSAL: CHANGE OF USE OF GARDEN SHEDS TO LIGHT INDUSTRIAL USE B1(C)
ADDRESS: 68 MILL LANE, EARLEY

These proposals have been evaluated and I have the following comments:

The current occupier of this site only has a very limited use of the sheds, he does not work long hours and the scale of the operation is such that it could be carried out without causing a nuisance to the neighbouring residential properties. However, generally the site would not be considered appropriate for a B1 use due to its close proximity to residential properties. Any intensification of use by any future occupier would be likely to cause a nuisance to neighbouring properties.

Therefore, I recommend that any permission given is restricted to the current occupier and the following conditions are imposed to ensure adequate control of noise and odour.

1. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the local Planning Authority.
   Reason - To safeguard the residential amenity of the adjacent dwellings.

2. No machinery shall be operated, no process shall be carried out and no deliveries taken or dispatched from the site otherwise than between the hours of 8am to 6pm Mondays to Fridays and they shall not be carried out on or operated on Saturdays, Sundays or Bank or National Holidays.
   Reason - To safeguard the residential amenities of the occupiers of neighbouring properties.

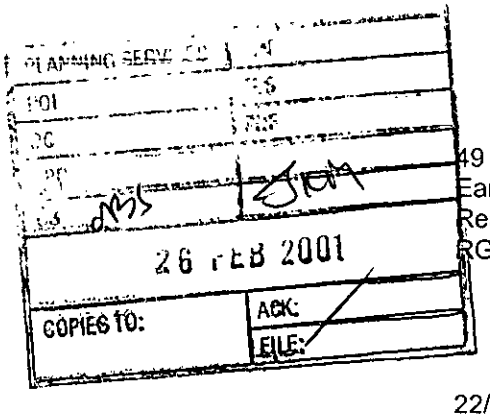
3. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties.
   Reason - To protect the amenities of the occupiers of nearby properties from dust, grit, fumes, steam and smoke.

4. The permitted use shall only be carried on by Mr C.P. Lovelock and the use shall not continue when Mr C.P. Lovelock ceases to be the occupier of the premises.
   Reason - In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of

exercising control over any subsequent alternative use to protect the amenity of neighbouring properties.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.





49 Meadow Road
Earley
Reading
RG6 7EX

Development Control Manager
Planning Services
Wokingham District Council
Wokingham
RG40 1WR

22/02/01

Dear Mr Mitchell

APPLICATION NUMBER – F/2001/3271
SITE ADDRESS – 68 MILL LANE, EARLEY

I am in receipt of your letter of 6 February in respect of the application to change the use of existing garden sheds to light industrial use B1(c).

I have inspected the application at Woodley library and spoken to your colleague Joss Miller. I believe that the operation of 'sheet metal working' has been ongoing at No.68 Mill Lane for the last twelve years on a temporary application. If this application means that there is no change to the existing situation then I am happy with the permanent application. However, if there will be an increase in noise pollution then I would object as this is a purely residential area.

I do have a concern for the future though, if a permanent application is granted what provisions are made to prevent the introduction of larger machinery that will make noise in the future? Also as a light industrial permit is granted for sheet metal work, what will stop the expansion if the property is sold with this industrial use as a going concern?

As stated previously, I do not object if the Status Quo is maintained but I am sure you understand my concerns for the future with this permanent light industrial use granted.

My wife and I already have to put up with very loud pool parties on most summer weekends and some evenings, from another near neighbour. The addition of a possible noisy operation of sheet metal work at the end of our garden will make it intolerable to go out into the garden.

I look forward to your reply to these questions.

Yours Sincerely

Neil Currie

OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	JM
CS	
28 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

25 FEB 2001

61 Mill Lane
Earley
Reading
RG6 7JF

Building Control Services
Environmental Services Department
P.O.Box 155
Shute End
Wokingham
Berkshire
RG1 1WW

Dear Sir/Madam

I wish to register my concern at the proposed light industrial buildings development at 68 Mill Lane, Earley F/2001/3271.

I feel that the whole nature of Mill Lane would change for the worst if the development where allowed. Parking off road, on the pavement and at the roadside is already a huge problem for pedestrians and other motorists. A business operating from the light industrial unit at 68 Mill Lane would add to this problem with additional visitors, contractors and suppliers.

The value of the houses in Mill Lane would also fall as the nature of the street, in particular for bringing up families, would disappear with the noise, general pollution, additional traffic and rubbish that would occur. This area is residential.

The possible future sale of the 58 Mill Lane, with the facility to operate a small industrial unit may mean that the new owners would be able to use these buildings for further development. Thus, accelerating the growth of the unit and anticipated problems.

Yours truly,

S. Harby

Received by Wokingham District Council

Application No: F/2001/3271

PROPOSAL:
Proposed change of use of garden sheds to light industrial use B1 (c).

LOCATION:
68, Mill Lane, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/03/2001. 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 of Planning and Transportation

06 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~22 JAN 2001~~ 31 JAN 2001	Map No. 53 Site ... 0014
Officer: JM | Application No. F|2001|3271	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED CHANGE OF USE OF GARDEN SITES TO LIGHT INDUSTRIAL USE B1(C)

Location: 68 MILL LANE

Parish: EARLEY Ward: ~~L. Hungerford~~ 6.2.01 TJ.

Applicant: MR LOVELOCK

Fee Received 190-00 (1) Required ..... Additional ..... Refund .....

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	Red line around whole site - parking & access within red line	✓ 25/1	31 JAN ✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties			31 JAN 2001
3	Forms unsigned	Q 11, 14, 15, 16, 19 ✓ ✓ Details of hours of business	✓ 25/1	31 ✓
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Floor plan of building	✓ 25/1	✓
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 : 6.2.03 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 maps

31 JAN 2001 * 3271

68 Mill Lane
Earley
READING
Berkshire
RG6 7 JE

Telephone: 0118 926 4133

17th January 2001

The Planning Officer
Wokingham Council
Shute End
WOKINGHAM
Berkshire

Wokingham District Council Reference: 97/66699/F

Dear Sir/Madam,

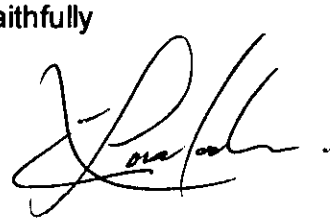
Now in my 71st year and having had temporary planning for the past 12 years, I would like to request full planning permission for the use of my garden sheds as light industrial workshops.

I subcontract the production of metal component and personally contribute to the completed product by only the finishing, assembly of studs and bushes and modifications. These days my business contributes to approximately 25% of my time; the remaining time is spent on my hobby, renovating vintage motorcycles.

The actual hours of manual working calculates to a maximum of 3 hours a day, a total of 15 hours a week when work is available. Some weeks and even months there is no activity due to no orders.

If I can assist any further with your decision please contact me, I shall be happy to assist you.

Yours faithfully



C P Lovelock

1789/a

SECTION 66 CERTIFICATE

Application No.

3271

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

+ 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.

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

the (c) .....

(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).

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 . . . . . 17-1-91 . . . . . .

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

ADDRESS 68 MILL LANE

PARISH ~~WOODLEY~~ EARLEY 1.2.86 E

PLOT No. Old Property

ORD. SHEET No. SU 7671 53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/611/63	Mr. C.P. Lovelock	Carport	31.10.63	App. N/A
PD/323/64	Mr. Loverock	Bedroom extension	11-6-64	App N/A
BR11208	"	BATH & UTILITY ROOMS	25.6.79	APP N/A
11092	"	"	5.7.79	N/A REF
12087	"	S/STOREY EXTENSION	14.2.80	N/A C/A
33808	"	GARDEN SHEDS TO L.IND WORKSHOP	25.10.89	3 yrs
35432			14.5.90	C/A
BRA8664	"	S/S ALT. & INT. ALTS.	7.3.90	App
40247	"	RENEWAL 33808	1.12.92	C/A
97/66699/F	"	Temp C of U to light Ind	11.2.98	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

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
31 JAN 2001 3271

1.	APPLICANT'S NAME	C. P. LOVELOCK
	ADDRESS	68, MILL LANE EARLEY, READING.
	POST CODE	RG6 7JE PHONE 01189264433
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE	SITE LOCATION	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE FROM RESIDENTIAL GARDEN SHEDS TO LIGHT INDUSTRIAL.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0-213.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	FREEHOLD. OWNER.
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	LOCATION AND BLOCK PLANS.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

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

RESIDENTIAL

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.

TIMBER AND BLOCK

AS EXISTING.

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.

PART FENCING AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NATURAL DRAINAGE TO GARDEN

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A.

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

DOUBLE DOORS AS EXISTING

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.

£100.

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 DATE 17-1-01

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".

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: 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				62 sqm.
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 GARDEN SHED.		62 sqm.		
OTHER	Please Specify				
	TOTAL		62 sqm.		62 sqm

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	5.	DOMESTIC.
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.

SMALL SCALE METAL WORKS PART TIME

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

MR. C. LOVELOCK RETIRED

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~~
MR. C LOVELOCK	ONLY		

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.

NONE.

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".

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3271**
CASE OFFICER: **Joss Miller**
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				



21 JAN 2001 * 3271

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Development Control Section, Environmental Services, Wokingham District Council.

25 January 2001

Scale: 1 : 1250

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