SOUTHPORT U
LONDON OFFIC

SYSTEMS LTD

APPLICATION NO:
RTP/2001/3380

LOCATION:
Bucks Copse Depot Barkham Road, Wokingham.

APPLICANT:
Wokingham District Council Property Services

PROPOSAL:
Proposed renewal of temporary permission 98/67456/T for use of land as storage depot with ancillary workshop and offices.

EARLIEST DATE FOR DECISION: **22/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/04/2001

CASE OFFICER: **Emy Circuit**

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Wokingham District Council Property Services
P O Box 151
Shute End
WOKINGHAM
Berkshire
RG40 1WH

Application Number: RTP/2001/3380

Parish:	**WOKINGHAM**
Location:	**Bucks Copse Depot, Barkham Road, Wokingham**
Proposal:	**Proposed renewal of temporary permission 98/67456/T for use of land as storage depot with ancillary workshop and offices.**

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

Reason

1. The proposed development, due to its nature and location and history of "bad neighbour use", would have an unacceptable adverse effect on the amenity of neighbouring residents. As such the proposal is contrary to Policies SBE1 and SBE2 of the South East Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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 Policy EN1
South East Area Local Plan Policies STV1, SBE1, SBE2
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS3, WBE1

John Mitchell
Development Control Manager
Date: 09/05/2001

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.

Petition attached for ESC 2/7/01

Paula Berry

From: Anna Cronin
Sent: 24 April 2001 09:17
To: John R Mitchell; Karen Satterford
Subject: Bucks Copse Depot

At Council a petition was presented about Bucks Copse Depot. I couldn't hear very well, but I think it was to do with hours/noise. The Chariman announced it would be referred to ES Cttee, which of course doesn't meet till July, but I know we have a planning app for Bucks Copse coming up at DC Cttee on 2nd may. I am not sure what the protocol is round here re. petitions, but it seems to me that we might want to inform the councillor who presented it, so they can turn up and speak at DC Cttee, or refer to it on the night, or something similar. Karen, any advice?

Applicationo	Name & Address
RTP/2001/3380	T E & L E Francis 33 Tanhouse Lane Wokingham Berks RG41 2RL
RTP/2001/3380	Mr M B Froude 59 Ormonde Road Wokingham Berkshire RG41 2RA
RTP/2001/3380	Mr & Mrs Hawkins 61 Ormonde Road Wokingham RG41 2RA
RTP/2001/3380	Mrs P J Hedges 57 Ormonde Road Wokingham RG41 2RA
RTP/2001/3380	Kathleen Davey 47 Ormonde Road WOKINGHAM Berkshire RG41 2RA
RTP/2001/3380	Mrs A Stallwood 39 Ormonde Road WOKINGHAM Berkshire RG41 2RA
RTP/2001/3380	P Fowler 49 Ormonde Road WOKINGHAM Berkshire RG41 2RA

App REFUSED
Letter sent 16/05/01

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 2 MAY 2001 FROM 7.00 PM TO 9.45 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman, and Mrs M Robertson.

Also present under Standing Order 39:- Mrs P Bray, Mr FD Browne, Fiona Rolls, , Mr DC Morgan, and Mrs ELM Siggery.

PART I

311. MINUTES

The Minutes of the meeting of the Committee held on 11 April 2001 were confirmed as a correct record and signed by the Chairman.

317. APPLICATION NO: 2001/3380, RENEWAL OF TEMPORARY PERMISSION 98/67456/T FOR USE OF LAND AS STORAGE DEPOT WITH ANCILLARY WORKSHOP AND OFFICES, BUCKS COPSE DEPOT BARKHAM ROAD WOKINGHAM, FOR WOKINGHAM DISTRICT COUNCIL

The Committee considered a report on this application as set out on Agenda pages 3323 to 3327.

In explaining the report, the Head of Planning & Transportation informed

Members that since the despatch of the Agenda, an petition containing 19 signatures had been received objecting to the proposal.

Mrs. L Francis, a local resident attended the meeting and spoke against the proposal.

Mr. DC Morgan, a local Member attended the meeting and spoke against the proposal.

In discussing the application, Members expressed concern regarding current disruption and nuisance to local residents near the site and in the circumstances;

RESOLVED: That Application No: 2001/3380 be refused on the grounds the proposal due to its nature, location and history of bad neighbour use would have an unacceptable adverse effect on the amenity of local residents, contrary to polices SBE1, SBE2 of the South East Plan and polices WOS3 and WBE1 of the Wokingham and District Local Plan.

Application No. **Received** **Wokingham**
RTP/2001/3380 **15 February 2001**

Applicant: **Wokingham District Council Property Services**
Location : **Bucks Copse Depot, Barkham Road, Wokingham**
Proposal : **renewal of temporary permission 98/67456/T for use of land as storage depot with ancillary workshop and offices.**

1. **Planning History** – Bucks Copse Depot is located in a primarily residential area, within the Identified Settlement of Wokingham. The site is owned by Wokingham District Council and was originally used as a council depot. Temporary permissions for storage use have been granted since 1980, most recently in July 1998. This consent, which was personal to the applicant, Land Technology Ltd, will expire on 31 July 2001 but the site is currently vacant. It was suggested, in the report to the Development Control Sub Committee on 22 June 1998, that if no complaints were received, the applicant may wish to apply for permanent consent at the end of this period.

1. **Proposal** – The proposal is for renewal of temporary planning permission for use of the former depot for storage of equipment with ancillary workshop and offices. A further temporary period of three years has been requested. It is indicated that occupant would be Continental Landscapes Ltd, who are contractors to the Council, and that their current contract is to work Monday to Friday, occasional Saturdays, for emergencies and when timetables fall behind, due to bad weather. There would not be any Sunday working.

   The proposal is before the Development Control Committee because the application has been submitted by WDC Property Services.

3. **Consultations** -
   - ***Highway Officer*** – no objections
   - ***Environmental Health Officer*** – due to the proximity to dwellings, does not consider the site suitable for any activity which, by its nature, produces noise but recommends condition restricting hours of use if permission is granted
   - ***Local residents*** – seven letter of objection have been received – object on grounds of noise from machinery and occupants shouting; dust and pollution, especially diesel fumes; hours of operation (often from 06:15 am); the yard is an eyesore; an alternative use, such as residential would be more appropriate
   - ***Environment Agency*** – no objection, request informative
   - ***Wokingham Town Council*** – suggest a reduction in hours of operation on Saturdays to 0700 to 1300

4. **Appraisal** – The main issues are:

   A. the effect on the residential amenity of nearby properties (Policies SBE1 and SBE2 of the SEALP and policies WOS3 and WBE1 of the WDLPDD)
   B. comments of neighbouring residents
   C. comments of the Town Council

A. The effect on the residential amenity of nearby properties

The site has a long standing use as a depot and commercial site. Previous temporary consents were subject to conditions restricting the hours of operation to 0700 to 1900, Monday to Saturday, limiting the height of open storage and making the permission personal to the applicant. However, it appears from neighbouring residents' comments that the use has resulted in disturbance, due to noise and fumes, and that conditions relating to hours of use have not been complied with. Nonetheless, the proposed use is not dissimilar to the previous use of the site, as a depot, which could continue, if the temporary consent were not renewed. Therefore, it is not considered that the harm to the living conditions of neighbouring residents caused by the proposed use would be significantly different to that resulting from the use of the site as a depot.

Planning Enforcement received four complaints regarding the site, while it was occupied by Land Technology, three in June 1992 and one in July 1995. Environmental Health have also received complaints about noise from the site during the period 1992-98.

B. Comments of neighbouring residents

These have been noted and addressed in A above. The Council must determine the application that has been submitted.

C. Comments of the Town Council

The possibility of reducing the hours of Saturday working to 07:00 to 13:00 rather than to19:00, as is currently permitted, has been considered. However, in view of the fact that the depot is to be occupied by contractors to the Council, a reduction in the hours of operation could conflict with service delivery and, therefore, the current hours are considered to represent a reasonable compromise between operational needs and the residential amenity of local residents.

5. **Conclusion** – Although the proposal would result in some harm to the living conditions of nearby residents, this would not be significantly different to that caused by the existing permanent use of the site and, therefore, the proposal is considered acceptable subject to conditions.

6. **Recommendation** – Grant Planning permission subject to the following conditions.

CONDITIONS

1. The use hereby permitted shall cease on or before 2 May 2004.
2. There shall be no activity on the site before 07:00 hours and after 19:00 hours on Mondays to Saturdays and all day on Sundays and Bank Holidays.
3. No materials, goods or items of any sort shall be stacked or deposited in the open on site to a height exceed ding two metres above ground level.
4. The site shall only be used as a depot for use by a landscape gardening business. There shall be no sales from the site, and only vehicles connected directly with the landscape gardening business shall be parked on the site.

REASONS

1. The application is for temporary permission for three years.
2. To safeguard the residential amenities of the occupiers of neighbouring properties.
3. In the interests of visual amenity.
4. In the interests of amenity and to prevent undue disturbance to existing residential properties.

INFORMATIVES

1. You are advised, in compliance with *The Town & 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:

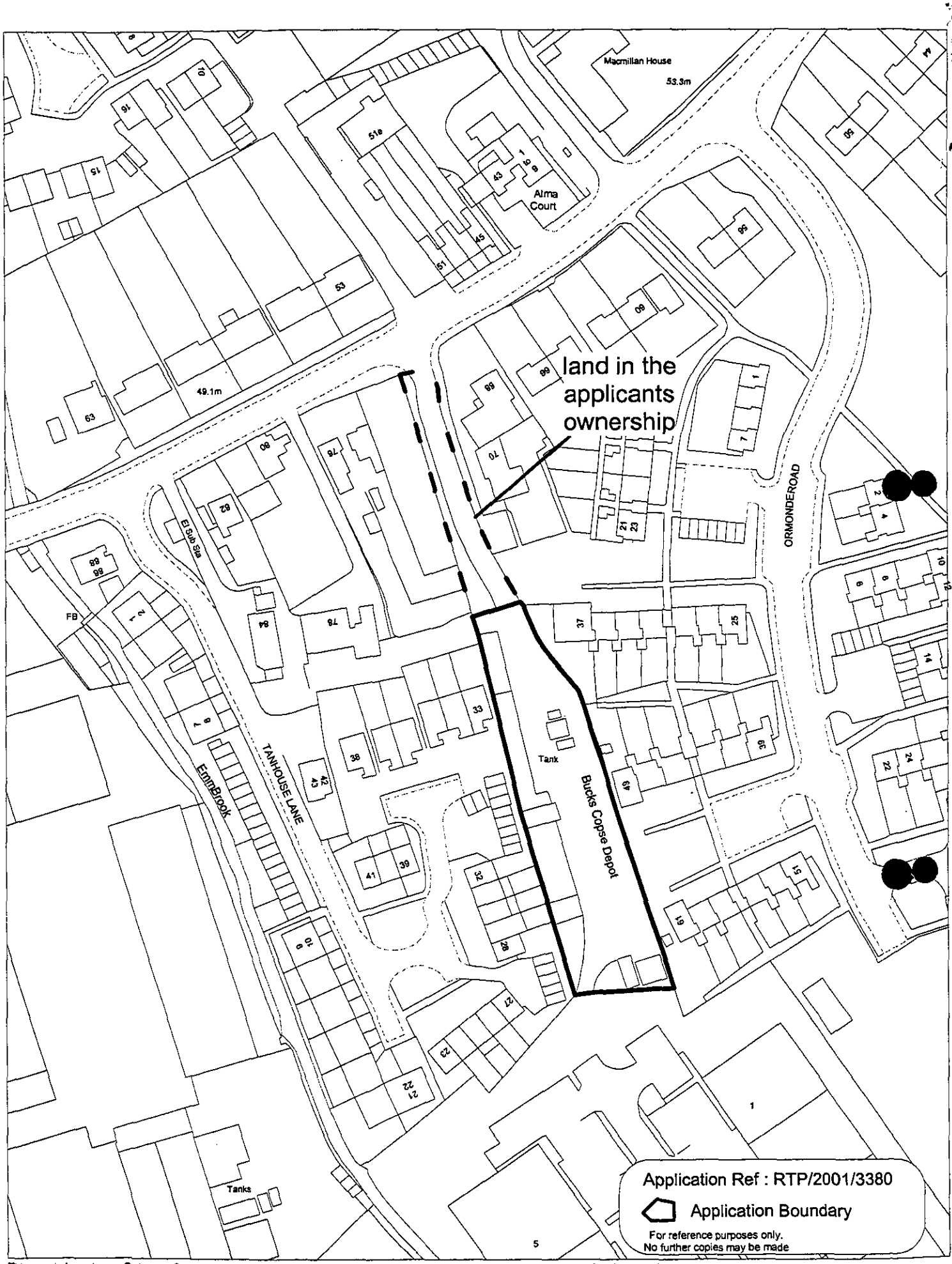
   Berkshire Structure Plan policies EN1

   South East Area Local Plan policies STV1, SBE1, SBE2

   Deposit Draft Wokingham District Local Plan policies WOS1, WOS3, WBE1

2. Under the terms of the Water Resources Act 1991, the prior written consent of the environment agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings of fixed plant into or onto ground or into waters which are not controlled waters. Such Consent may be withheld. Contact Ian Doyle on 01276 454365 for further details.

Emy Circuit



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Development Control Section, Environmental Services, Wokingham District Council.

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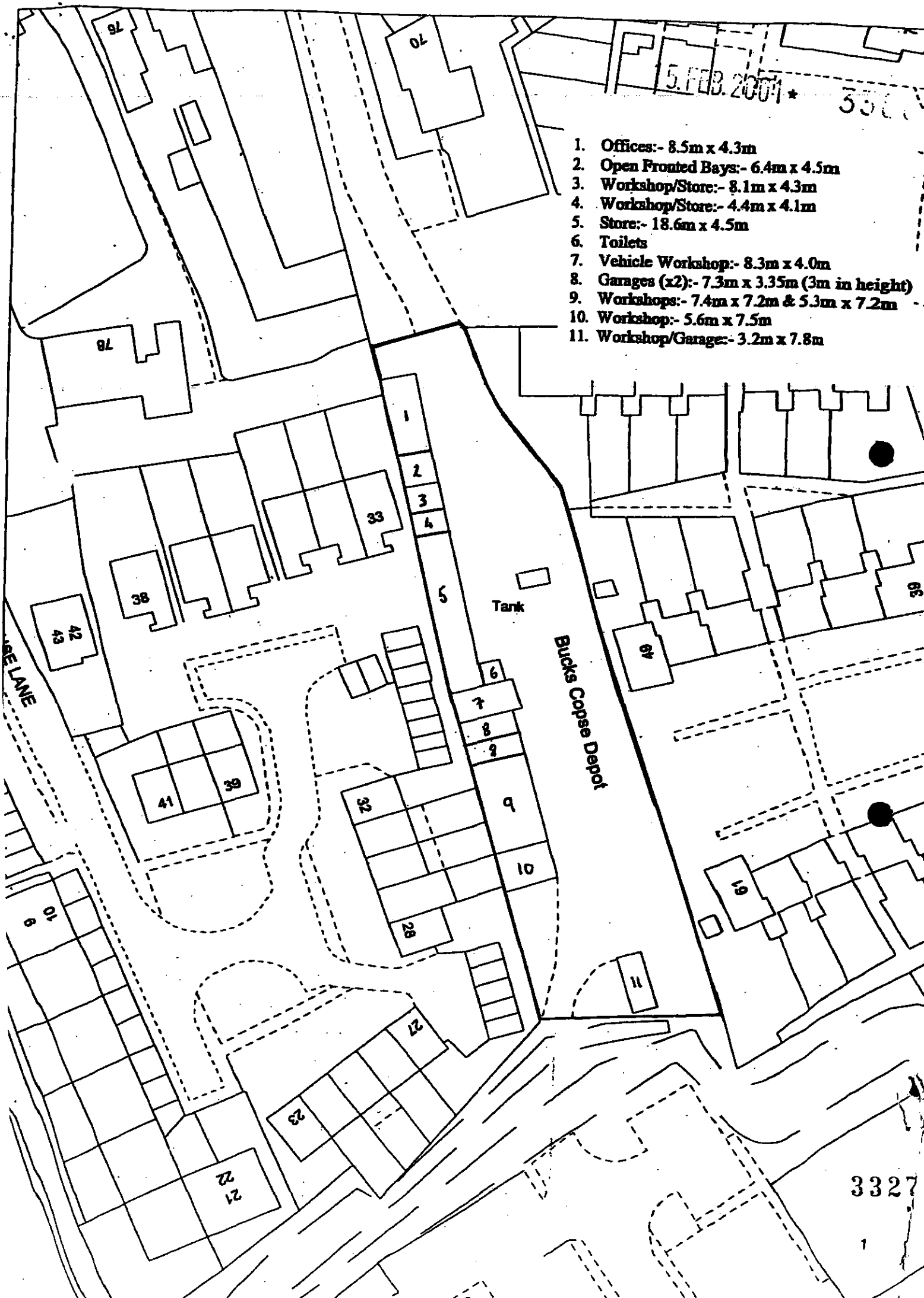

15 FEB 2001
1. Offices:- 8.5m x 4.3m
2. Open Fronted Bays:- 6.4m x 4.5m
3. Workshop/Store:- 8.1m x 4.3m
4. Workshop/Store:- 4.4m x 4.1m
5. Store:- 18.6m x 4.5m
6. Toilets
7. Vehicle Workshop:- 8.3m x 4.0m
8. Garages (x2):- 7.3m x 3.35m (3m in height)
9. Workshops:- 7.4m x 7.2m & 5.3m x 7.2m
10. Workshop:- 5.6m x 7.5m
11. Workshop/Garage:- 3.2m x 7.8m
Tank
Bucks Copse Depot
LANE
3327

WORK SHEET FOR : Emy Circuit

Application Number : RTP/2001/3380

Applicant : Wokingham District Council Property Services .

Location : Bucks Copse Depot, Barkham Road, , Wokingham.

Proposal : Proposed renewal of temporary permission 98/67456/T for use of land as storage depot with ancillary workshop and offices.

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 7 March 2001

Date Registered : 15/02/2001

Earliest Date for Decision : 22/03/2001

Latest Consultation Date/Site Notice Expiry Date : 22/03/2001

This application will have expired on: 12/04/2001. 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 :

Planning Issues :

Residential and visual amenity of the surroundings

Application Number: RTP/2001/3380

Appraisal :

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

Application Number RTP/2001/3380
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
			~~The proposed development is considered to be a bad neighbour use and would have an unacceptable adverse effect on the~~ amenity of neighbouring residents. As such the proposal ~~is~~ is contrary to policies SBE1 and SBE2 of the SEP and policies WOS3 and WBE1 of the WDLPDD.
			start → The proposed development, due its nature and location & history of "bad neighbour use" would have an unacceptable adverse effect on the

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: /
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS1, WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES: /
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES: /

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

Refrd Com meeting 2/5/01

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: Bucks Copse Depot Barkham Road Wokingham.

APPLICATION NUMBER: RTP/2001/3380

OFFICER: Emy Circuit

DATE OF SITE VISIT: 7 March 2001

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

residential surroundings + some commercial to South

3. DESCRIPTION OF SITE/BUILDING

yard, somewhat shabby appearance

verge at edge of access road overgrown + fly tipping

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

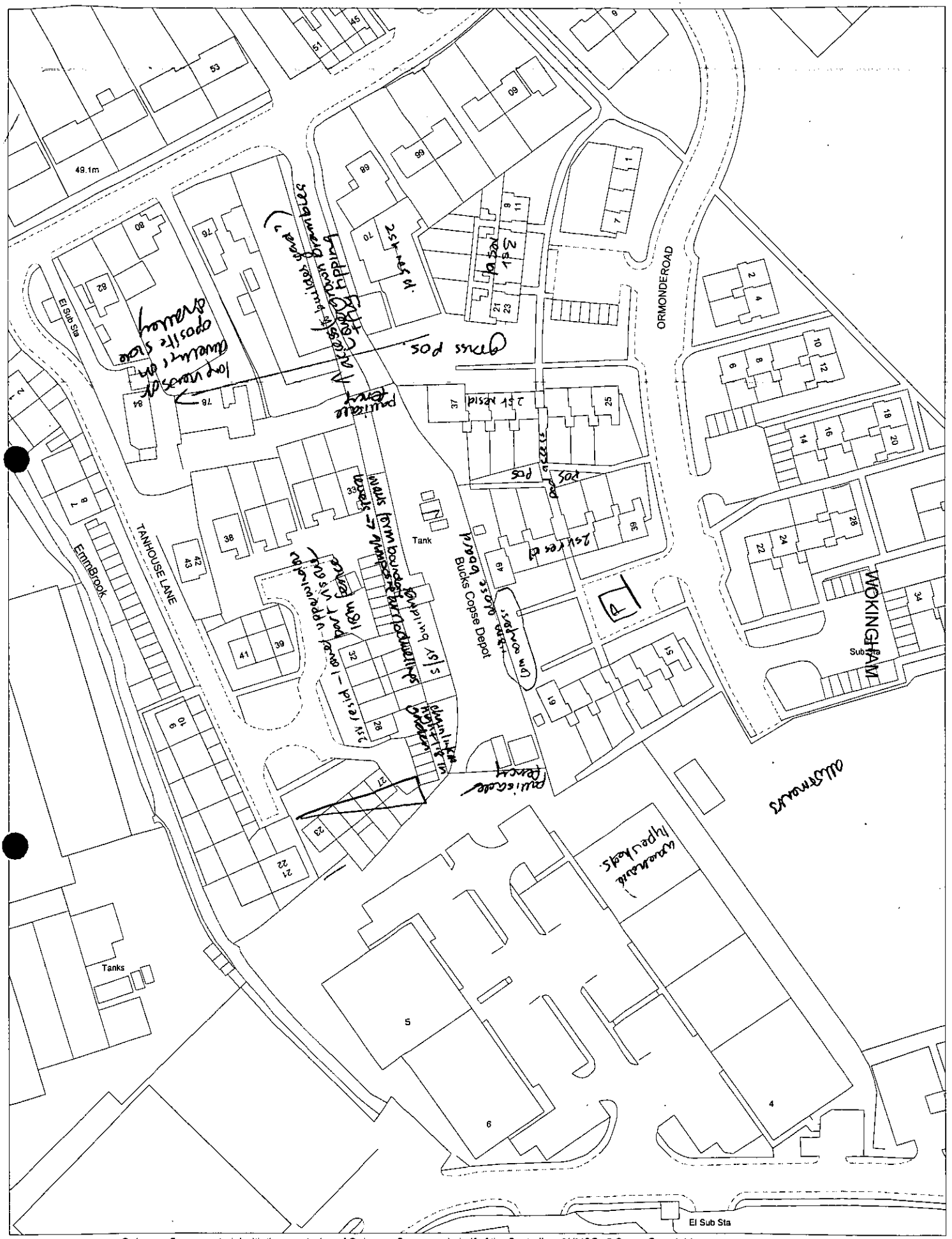
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT W - buildings
E - close board fencing
N+S - palisade fencing.

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

28 February 2001

Scale: 1 : 1250

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DEVELOPMENT CONTROL COMMITTEE 2.5..2001
MEMBERS UPDATE

LAND ADJ WINNERSH PRIMARY SCHOOL GREENWOOD GROVE AND REAR OF WATMORE LANE, WINNERSH
Application No. F/2001/3458- Pages 3202-3233
At the last meeting the agent agreed verbally to the principle of the requested contributions. This confirmation has now been received in writing (letter dated 26th April 2001).

Arboriculturalist : An arboricultural method statement has been received and the Arboriculturalist is satisfied that the oak tree to the front of 39 Watmore Lane can be retained. However details of access road construction and levels around the tree and routes of underground services would need to be submitted prior to any works on site.

Landscape Architect: No objection to the principle of development subject to adequate landscaping.

(*Officer comment*: condition 4 refers to landscaping details. In addition a Tree preservation Order, which was served today, has now been placed on this tree).

Winnersh Parish Council: reply received in respect arboricultural method statement "no comment on additional plans – original comments still stand"

48 BRAYBROOKE ROAD, WARGRAVE.
Application No. F/2000/2140 – Pages 3234-3251
Two additional letters of objection have been received, which have reiterated their previous objections to the proposed development. These issues have been considered within the previous appraisals of for the proposed development.

JUNCTION OF MOLLY MILLARS LANE/BARKHAM ROAD, WOKINGHAM
Application No. F/2001/3415- Pages 3252.-3296
A revised plan was received on 26th April 2001 (plan CC/617–12E) showing the deletion of 2 parking spaces in front of Unit 3, facing Molly Millars Lane, to allow for additional landscaping and additional land for highway improvements at the junction of Molly Millars Lane/Barkham Road. The latter would result in some loss of landscaping area.

The following comments have been received in reponse to this revised plan:

Highway Authority: No objection to revised plan subject to land required for junction improvements being secured by way of legal agreement. Also no objection to loss of 2 parking spaces.

Landscape Architect: The revised plan substantially reduces the land available within the site for planting. The size of this area is now just

adequate in order to provide a suitable landscaping scheme in relation to the scale of the proposed building, provided that a revised landscaping plan is submit that includes sufficient planting to compensate for the loss of land.

At the time when the previous application was considered the applicants were requested to include additional brickwork along the Molly Millars Lane elevations. A fax has been received from the agent stating that the applicant would have no objection to increasing the brick plinth from 1.05m to 2.35m in the west elevation of Unit 3 in addition to the brickwork shown on the panel nearest to the front of the building containing windows.

MANOR FARM, LONGWATER ROAD, FINCHAMPSTEAD
Application No. F2000/2562 – Pages 3315 3322
Condition 6
The extraction and restoration scheme shall be carried out in accordance with the details supplied in the letter from RMC Aggregates dated 17/1/2001, reference MCJ/smg/530/P8 unless otherwise agreed in writing by the Local Planning Authority.

Reason
To ensure progressive restoration in the interests of appearance of the area and the amenity.

BUCKS COPSE DEPOT, BARKHAM ROAD, WOKINGHAM
Application No RTP/2001/3380
Since the report on this application was prepared, a petition of 19 signatures has been received from residents of Tanhouse Lane and Ormonde Road who " ask Council to accept their concerns over noise and fumes from neighbouring Bucks Copse Depot". Fifteen of these have not commented previously.

LODDON COUNTY INFANTS SCHOOL, SILVERDALE ROAD, EARLEY
Application No. F/2001/3496
Since the report has been prepared, Earley Town Council have written to say they have no objection to the application.

THE BULMERSHE SCHOOL, CHEQUERS WAY, WOODLEY
Application No. F/2001/3597
Since the report has been prepared, Earley Town Council have written to say they have no objection to the application.

Residents Petition

RESIDENTS ASK COUNCIL TO ACCEPT THEIR CONCERNS OVER NOISE FROM NEIGHBOURING BUCKS COPSE DEPOT (+FUMES

NAME	ADDRESS	SIG	COMMENT
LORETTA FRANCIS	33 TANHOUSE LANE	[illegible]	Extremely noisy totally unsuitable
JENNY WIGGINS	34 TANHOUSE LANE	[illegible]	Noisy in morning
[illegible]	35 Tanhouse Lane	[illegible]	As above!
PERRY WOODS	36 TANHOUSE LN	Perry Woods	very noisy.
VIV PUTTOCK.	38 TANHOUSE LANE.	Puttock.	Very noisy.
GLENYS PUTTOCK	38 TANHOUSE LANE	G Puttock	" "
Kevin Puttock	38 TANHOUSE LANE	K Puttock	" "
PAT PUTTOCK	38 " "	P. Puttock	" "
Tim Wood	30 TANHOUSE LANE	Tim Wood	" "
EMILY ASH	37A ORMONDE RD	Emily Ash	" "
LUCY OWEN	37a Ormonde Rd	Lucy Owen	" "
HAWard	33 ORMONDE RD	HAWard	" "
RYLANCE.	29. ORMONDE Rd.	[illegible]	" "
W. Collins	27 ORMONDE RD	W. Collins	" "
[illegible]	49. ORmonde		
[illegible]	47 ORMONDE RD	[illegible]	" "
ANDREW SNOW	45 ORMONDE RD	[illegible]	UNNECESSARILY NOISY.
T.C. WINWOOD	43 ORMONDE RD	T.C. Winwood	Noisy
G W HAWKINS	61 ORMONDE RD	G W Hawkins	"

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From:	John Mullaney Environmental Health	My Ref:	
To:	Emy Circuit Development Control	Your Ref:	RTP/2001/3380
		Date.	April 24, 2001

PROPOSED: TEMPORARY PERMISSION FOR USE OF LAND AS A STORAGE DEOPOT AND WORKSHOP AND OFFICES

LOCATION: BUCKS COPSE DEPOT, BARKHAM ROAD, WOKINGHAM

This Department has received complaints regarding noise from the use of the site as a Depot in previous years. The last complaint regarding noise nuisance was received in August 1998. Due to the location of residential properties around this site it is not suitable for use by any activity which by its nature produces noise. However I understand that the depot has been used for similar activity for some time now. I would recommend the following condition be attached should planning permission be granted:

(i) 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 7.00am and 7.00pm Mondays to Fridays (inclusive) and 8.00 and 6.00 on Saturdays and not at all on Sundays Bank or National Holidays.

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

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Emy Circuit
From: Sally Lyons
Sent: 19 April 2001 10:30
To: *Emy Circuit*
Subject: BUCKS COPSE DEPOT

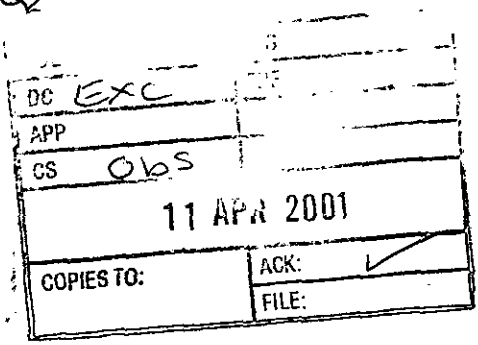
Emy
I have spoken to Reg Leach about his Landscape Contractor, and what hours they work under the current contract.
This is Monday to Friday, occasional Saturdays and no Sundays. Saturday working maybe required for emergencies, or where after bad weather timetables for works fall behind.
If possible the Company would therefore like to retain the ability to use the Depot on a Saturday.
Thanks
Sally

49 ORmonde Rd
Wokingham
RG41 2R

RTP/2001/3380
98/67/456T

I disagree with the relet of Bucks copse
Because
The side of my house, is 5ft 6in from the fence and 4 windows, overlook the Yard.
If it will be anything, like the last, let
The noise, at times, was shocking
The Language, at times, rather Ripe.
We couldn't sit in the Garden, on a nice day
also, had to Keep the windows closed to Keep out, the diesel fumes.

P. Fowler



PLANNING SERVICES	
POL	TLS
DC EXC	ENF
APP	
CS Obs	
10 APR 2001	
COPIES TO:	ACK: ✓
CIRCUT	FILE:

39 ORMONDE ROAD
WOKINGHAM
BERKS RG41 2RA

6.4.0

Ref. EMY

RTP/2001/3380.

Dear Mr Mitchell,

I am writing about the proposed development of Beech Copse Depot Barkham Rd Wokingham.

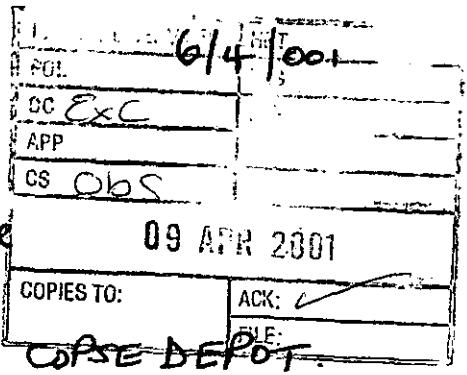
My main concern is any increase in noise levels, if this does happen I shall expect a substantial reduction in my Council Tax.

Yours faithfully
A. Stallwood

MRS. A. STALLWOOD

47. ORMONDE RD
WOKINGHAM
BERKS. RG41 2RA

TEL: (01189) 783854



Dear Mr. Mitchell

RE: BUCKS COPSE DEPOT.
BARKHAM RD. WOKINGHAM.
APPLICATION NO: RTP/2001/3380

We are extremely concerned about the possibility that the above premises may be used for 'storage depot, with ancillary workshop and offices'.

We bought this house in July 1991

When the Depot was unoccupied. It was a peaceful, quiet location, hence our purchase. It then became the property of Land Technology from which time our lives were completely altered. From 6.30 am (sometimes 5.30 am!) we had the noise of lorries coming and going, men shouting and swearing, vehicles being refuelled, this, sometimes taking 20 mins or more, all in all it was similar to living next to a motorway garage. This took place not only on weekdays but also Saturdays and Sundays.

We objected very strongly to renewal and revival of this type of Depot use and it is our understanding that, if, after buying a property the use of nearby premises is altered to the detriment of

those living near to it we would be entitled to a reduction in Community charges.

Yours Sincerely

Kathleen Davey

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: RTP/2001/3380

Proposal: Proposed renewal of temporary permission 98/67456/T for use of land as storage depot with ancillary workshop and offices

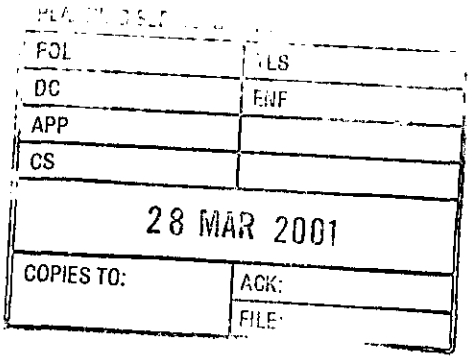
Site Address: Bucks Copse Depot, Barkham Road, Wokingham

Applicant: Wokingham District Council Property Services

Your observations are required in respect of this application **by 22/03/01**

At its meeting on 20 March 2001, the Planning & Transportation Committee resolved to make the following observation:

- **Suggest a reduction in the hours of operation on Saturdays to – Between 7.00am and 1.00pm**



SIGNED: _____ **DATE:** 26/03/01

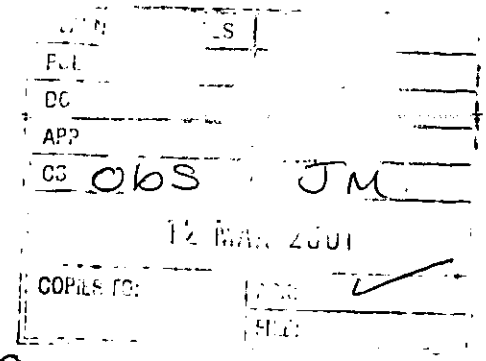
CLERK TO Wokingham Town Council

TEL. 01189789513

Recd 9.18AM 12.3.01

8th MARCH 2001

57, ORMONDE ROAD
WOKINGHAM
BERKS RG11 2RA



TO

JOHN MITCHELL.
DEVELOPMENT CONTROL MANAGER
APPLICATION NUMBER. RTP/2001/3380.

RE:- BUCKS COPSE DEPOT:-

Having lived in the Cul-de-Sac end of ORMONDE ROAD, adjoining the Depot for the past 26 YRS years:- I am disgusted to learn that you are proposing to lease it again (to the same type of offending light industry who recently vacated it)

Having had to contend with the noise fumes and everything else that goes with the repairing of large Garden Machinery I strongly object to the same kind of work force moving in;- and seeing that the depot is surrounded by houses. I think a little more thought and consideration on your part would not go amiss.

Yours :- P. J. Hedges (MRS)
One very IRATE 76 YRS old
Resident Pensioner.

Rec'd 9.15AM 12.3.01

7/3/01

61 Ormonde Road
Wokingham
Berkshire
RG41 2RA.

PLANT	
POL	
DC	
APP	
Depot. obs	EXC
12 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

RE Application Number
RTP/2001/3380 Bucks Copse

Dear Mr Mitchell

We were appalled to hear that another gardening firm wish to rent Bucks Copse as we live right next door to it.

The noise that came from there was unbearable at times. We Could'nt open our windows for the fumes filled the Kitchen from Machinery when they left it running, especially when they were repairing and they always seemed to do it just the other Side of OUR fence by the kitchen. also they parked equipment Right up to the fence & Broke Some panels Their Language at times was very bad what with Swearing from one end of the yard to the other. at Some one. instead of going up to them.

If we tried sitting in the garden in the Summer we could'nt for all three reasons. Noise. Language. & fumes.

So why on earth let another firm that does the same business go in there. surely there is another alternative.

We have lived in this house Since it was built in 1967 We thought the Dustbin lorries were bad enough. But the Gardening firms. Well you need to live here to see what we mean. Not Just come one day & sit in a car & listen for about an hour. Which happened once when we Complained & then nothing was done about it.

Yours

Mr & Mrs Hawkins

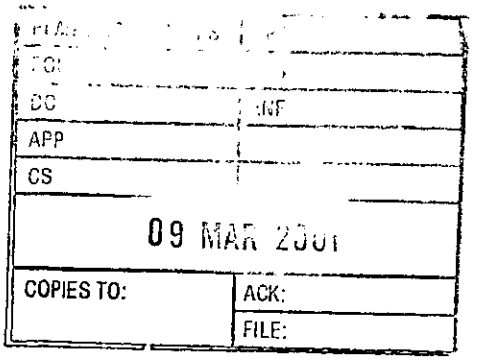
(two Irate pensioners)

Our ref: SP\2001\003261\001
Your ref: RTP/2001/3380

Date: 6th March 2001

FAO Emy Circuit

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



Dear Sir/Madam

RENEWAL OF TEMP. PERMISSION FOR USE OF LAND AS STORAGE DEPOT WITH ANCILLARY WORKSHOP & OFFICES
BUCKS COPSE DEPOT, BARKHAM ROAD, WOKINGHAM

Thank you for your letter dated 26 February 2001 which was received on 28 February 2001. You are asked to quote the following reference in any correspondence: **SU86NW/16/12**.

The Environment Agency has no objection to the proposed development.

Planning Informatives

Under the terms of the Water Resources Act 1991, the prior written consent of the environment agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Ian Doyle On 01276 454365 for further details.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 802 678	190m	Molly Millars Lane	Unknown

In view of distance it is unlikely that landfill gas will present a risk to this proposal..

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Advice To Applicant

Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitab leliquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

33 Tanhouse Lane
WOKINGHAM
Berks
RG41 2RL

5 March 2001

Wokingham District Council
Environmental Services Dept
Planning Services
P.O.Box 157
Shute End
WOKINGHAM

Attn: Emy Circuit RTP/2001/3380

Dear Madam

Re: Proposed renewal of temporary permission 98/67456/T
Bucks Copse Depot. Barkham Road. Wokingham

Having received a letter from your offices advising me of the proposed application, and following my telephone conversation with yourself, I write to place on record our strong objection to permission being given for similar usage as the previous tenants.

Our property shares a boundary wall with this site and our house some 3 metres from where the previous tenants portacabin was situated. They started operations very early often 6.15a.m. which involved heavy diesel operated equipment, conducted conversations above the noise of the equipment, very often using foul language and with no regard to the fact that the site is based in the middle of a residential area. The Management would give us all sorts of assurances and absolutely nothing altered. We bought ear-plugs which afforded us a little more rest. The thought of a similar tenant leaves us with no alternative but to attempt to sell up and move. Tanhouse Lane is a quiet cul-de-sac without any passing traffic even to break silence. We own our house and pay our council tax and want to live in peace - is it too much to ask.

I urge you to give very careful consideration to this application please.

Yours faithfully

T.E. & L.E. FRANCIS.

OBS - EXC

	ENF
APP	
CS	
07 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

Recd 10.00AM 8.3.01

59 Ormonde Road,
Wokingham,
Berkshire,
RG41 2RA,

8 March, 2001

Environmental Services Department,
Planning Services,
Shute End, Wokingham,
Berkshire, RG40 1WR

Dear Sir/Madam,

My next door neighbour, Mr. Hawkins, has shown me a letter from Wokingham District Council regarding a renewal application (Number RTP/2001/3380) for Bucks Copse Depot in Barkham Road, Wokingham where the site is to be used for grass cutting and land maintenance equipment, storage, offices and workshops.

The Council which we are told is "listening, caring, and nearer to the people" will, if this application is accepted, make many people suffer from extremely high noise levels, (you can't have a quiet workshop for tractors and grass cutters!) Just think of Sunday morning when your neighbour gets his mower out and you want a bit of peace and quiet - that's how it is, only ten times worse and it can go on all day!

Surely this site should be put to better use. There has to be an alternative for this land. How about old people's bungalows like the ones built at the end of Barkham Recreation Ground. There is a need for these homes.

As the site stands, the yard is an absolute eyesore. With the addition of noise, dust and pollution from diesel fumes, it will be a nightmare.

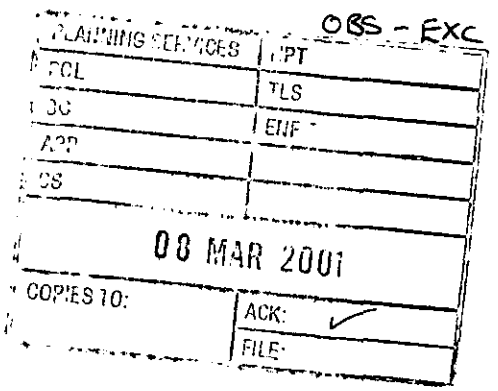
I ask the decision makers to stop and think how a Yes vote will affect the lives of many voters who would have to contend with this site's proposed use based on a decision made by those who do not have to live next to it.

I implore you to reject this application and think of a better use for this site.

Yours sincerely,

Malcolm B. Froude

Malcolm B. Froude



WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Emy Circuit
Development Control

Your Ref: RTP/2001/3380

Date. March 7, 2001

PROPOSED: TEMPORARY PERMISSION FOR USE OF LAND AS STORAGE DEPOT AND WORKSHOP AND OFFICES.

LOCATION: BUCKS COPSE DEPOT, BARKHAM ROAD, WOKINGHAM

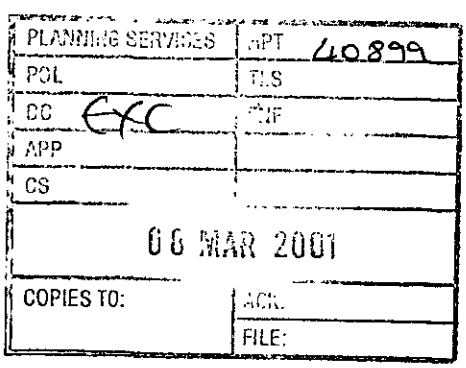
These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following planning conditions be added should consent be granted:

(i) 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.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



[redacted]AYS CONSULTATION SHEET

From: Emy Circuit **Date:** 26 February 2001

Application Number: RTP/2001/3380

Proposal: Proposed renewal of temporary permission 98/67456/T for use of land as storage depot with ancillary workshop and offices.

Parish: WOKINGHAM TOWN

Site Address:
Bucks Copse Depot, Barkham Road, , Wokingham.

Applicant:
Wokingham District Council Property Services .

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

6/3/01

Received by Wokingham District Council

Application No: RTP/2001/3380

Proposal:
Proposed renewal of temporary permission 98/67456/T for use of land as storage depot with ancillary workshop and offices.

Location:
Bucks Copse Depot, Barkham 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/03/2001. 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 Planning and Transportation

26 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 FEB 2001
Officer: EXC	Application No. RTP/2001/3380

83
Map No. 75B Site 0.22
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(RTP) PROPOSED RENEWAL OF TEMPORY PERMISSION 98/67456/T FOR USE OF LAND AS STORAGE DEPOT WITH ANCILLARY WORKSHOP & OFFICES

Location: BUCKS COPSE DEPOT, BARKHAM ROAD

Parish: WOKINGHAM Ward: ~~Evendons~~ 26.2.01 J

Applicant: WDC PROPERTY SERVICES
transfer from DOSSP 4915

Fee Received 95-00 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	Check red line (is it same as 98/67456/T)		Small differences: previously all red outline, now red/blue. blue outline encloses bigger area than previous red outline
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 : 26.2.01 ✓ 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:

.....
.....
..... N.o. pre-apps .....

NEIGHBOURS:

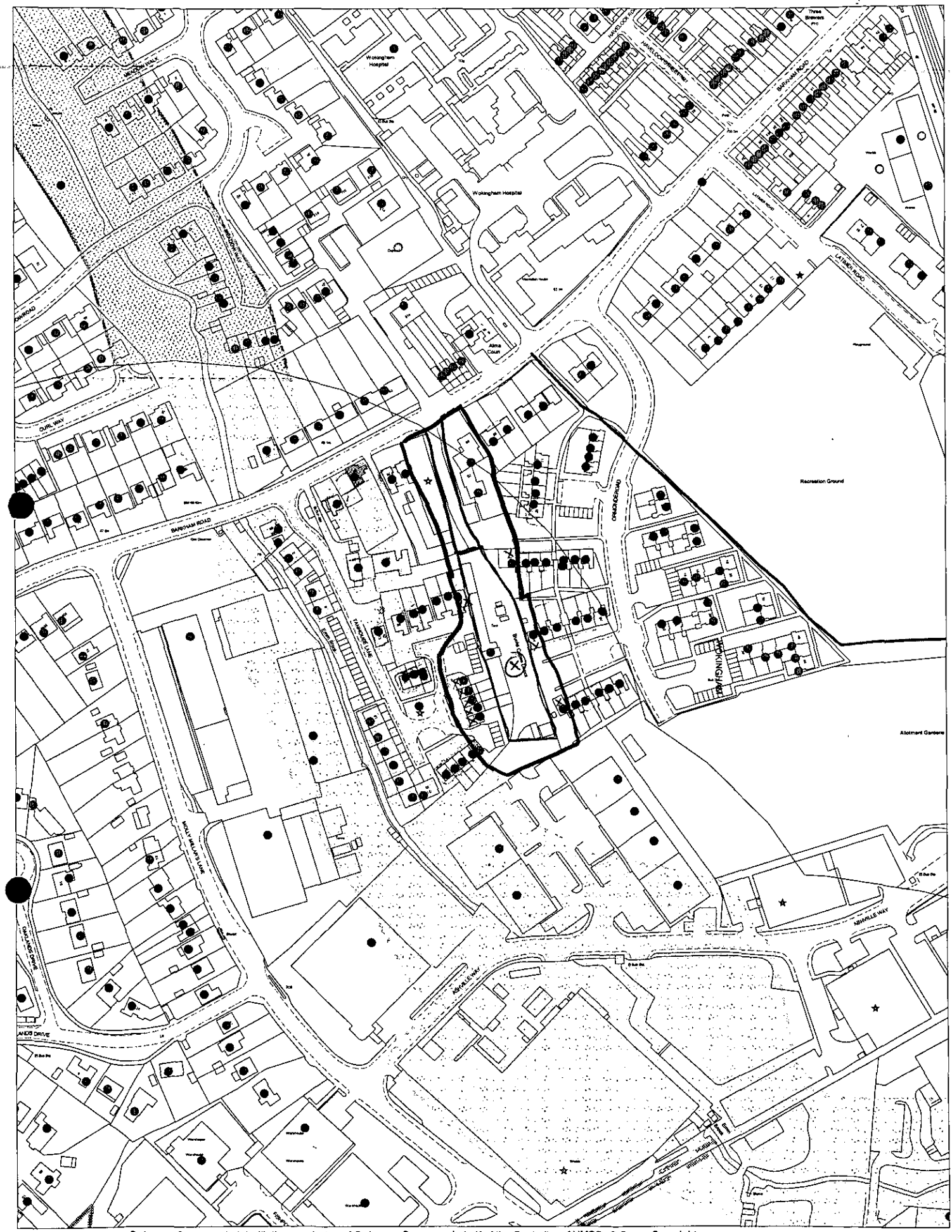
S/N + See map. ✓
(pls ensure 33 Tanhouse Lane is included).
72 Barkham Rd. renewal 13 - address applies to vacant land to side of access to depot.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: RTP/2001/3380
CASE OFFICER: Emy Circuit

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
Please consult the properties highlighted in green. MO	21.	19.03.01

15.FEB.2001* 5580



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Development Control Section, Environmental Services, Wokingham District Council.
19 February 2001 Scale: 1 : 2500

N
W E
S

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR TEMPORARY PLANNING PERMISSION

Primary Management Land Technology Ltd
Bucks Copse Depot Barkham Road
Wokingham
Berkshire
RG41 2RD

Application No : 98/67456/T

Parish : WOKINGHAM PARISH

Proposal : RENEWAL OF TEMPORARY PERMISSION 44095 FOR USE OF LAND FOR STORAGE WITH WORKSHOP AND OFFICES

Location : Bucks Copse Depot Barkham Road Wokingham

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT TEMPORARY PLANNING 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(S) :

01
The use hereby permitted shall cease on or before 31.07.2001.

02
There shall be no activity on site between the hours of 7.00pm and 7.00 am on Mondays to Saturdays and all day on Sundays and Bank Holidays except with the prior written consent of the District Planning Authority.

03
No materials, goods or items of any sort shall be stacked or deposited in the open on site to a height exceeding 2 metres above ground level.

04
The use hereby permitted shall be carried on only by Land Technology Limited.

05
The site shall only be used as a depot for the approved landscape gardening business. There shall be no sales from the site, and only vehicles connected directly with the landscape gardening business shall be parked on the site.

06

REASON(S) :

01
To ensure the site is operated in an orderly and neighbourly manner.

02
In the interests of amenity and to prevent undue disturbance to existing residential properties.

03
In the interests of visual amenity.

04
Permission has only been granted due to the circumstances of the case and it is necessary to make the permission personal to the applicant to prevent an inappropriate use of the site and to safeguard the amenities of the area.

05
In the interests of amenity and to prevent undue disturbance to existing residential properties.
06
In the interests of amenity.

Date 27 July 1998

C.E. Kinmer

Development Control Manager

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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

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

15.FEB.2001* 3358

1.	APPLICANT'S NAME	PROPERTY SERVICES SECTION
	ADDRESS	WOKINGHAM DISTRICT COUNCIL
		PO BOX 151 SHUTE END WOKINGHA
	POST CODE	RG40 1WH PHONE SALLY LYONS x 671
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	BUCKS COPSE DEPOT, BARKHAM ROAD WOKINGHAM RG40 2RD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		RENEWAL OF TEMPORARY CONSENT FOR USE OF DEPOT FOR STORAGE, WITH ANCILLARY WORKSHOP + OFFICES
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.27 HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	LOCATION PLAN + SITE LAYOUT PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the box(es)

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	
Renewal of 98/67456/T TEMPORARY PERMISSION	☑	State period required	3 years
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	☐

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 DEPOT BUILDINGS	500m²			
OTHER	Please Specify				
	TOTAL	500m²			

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	INFORMAL PARKING LAYOUT	
Proposed	WITHIN YARD AREA	

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.

STORAGE OF PLANT WITH ANCILLARY OFFICE + WORKSHOP USES

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

CONTINENTAL LANDSCAPES LIMITED
GRADE MEADOW ISLANDSTONE LANE HURST
YES

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

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".

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.

VACANT
PREVIOUS USE WAS AS PROPOSED
CEASED JUNE 2000

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.

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.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

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

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.

£95.00 DO55P 4915

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 WOKINGHAM DISTRICT COUNCIL DATE 13th FEBRUARY 2001

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Advertisement Consent: for the display of advertisements or signs

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No.

15.FEB.2001* 3580

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

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of WOKINGHAM DISTRICT COUNCIL

Date 13th FEBRUARY 2001

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

15.FEB.2001* 5580

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Property Services

To: Development Control
Environmental Services

My Ref: SL/15/12/01

My Extn: 6714

Your Ref:

Date: 13th February 2001

BUCKS COPSE DEPOT, BARKHAM ROAD, WOKINGHAM

Please find attached 6 copies of a planning application in respect of the above site.

Please let me know if you have sufficient information to process the application, or if you require further details.

Thank you

S. Lyons

Sally Lyons
Property Management Officer

BUCKS CORPS DEPOT

E

ADDRESS BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12408	NDC	DEPOT TO STORAGE	17.1.80	N/A 31.1.83 TP
15856	"	"	2.7.81	N/A 31.7.84 TP
20567	"	"	15.12.83	N/A 31.7.87 TP
28019	"	FARMER DEPOT AS STORAGE & WORKSHOPS	9.7.87	31.7.91
38696	LAND TECHNOLOGY	RENEWAL	16.1.92	31.1.95
44095	"	LAND FOR STORAGE WITH WORKSHOP OVERLOOK	26.6.95	30.6.98
95/60184/TEM				
98/67456/T	"	RENEWAL 44095	27.7.98	C/A

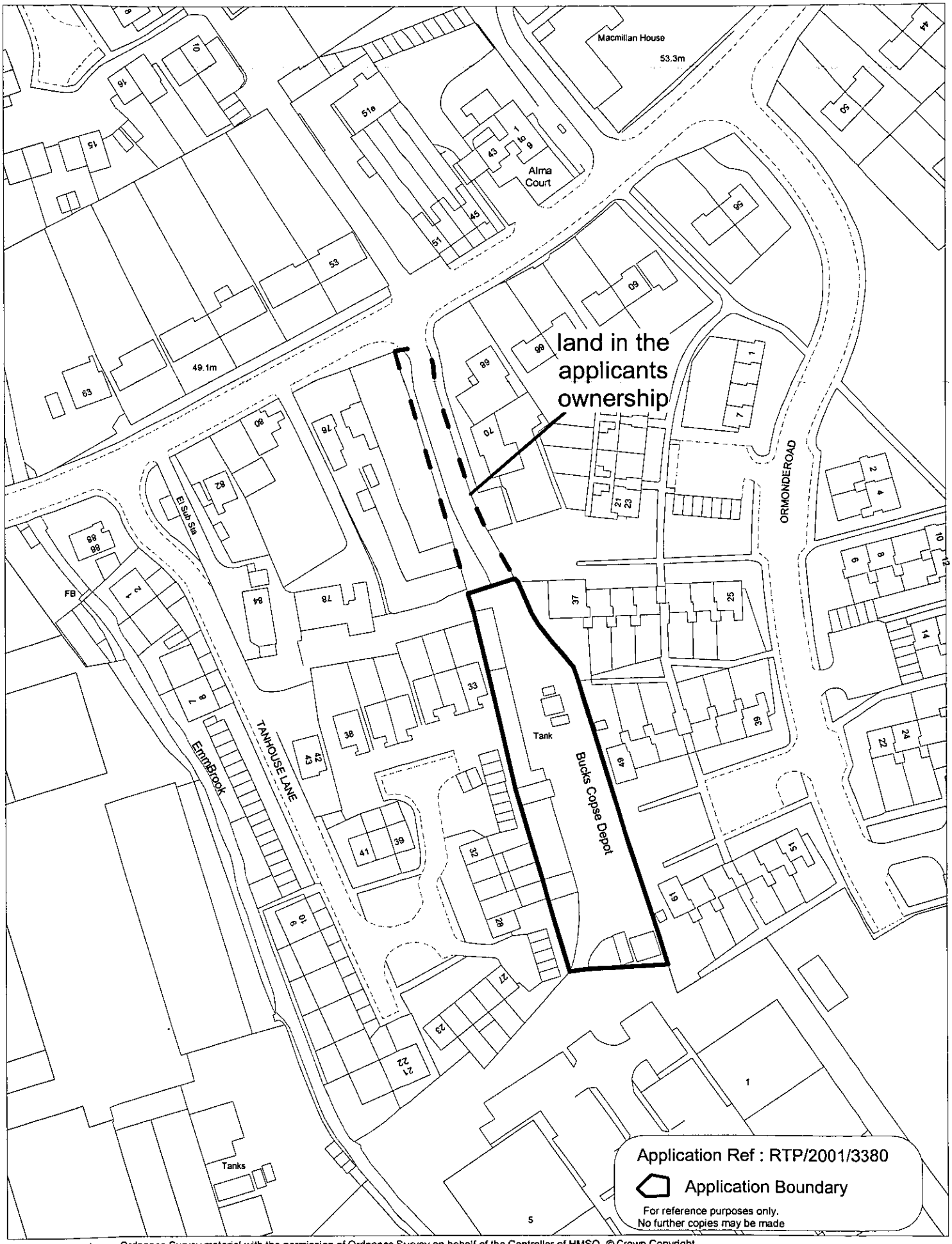
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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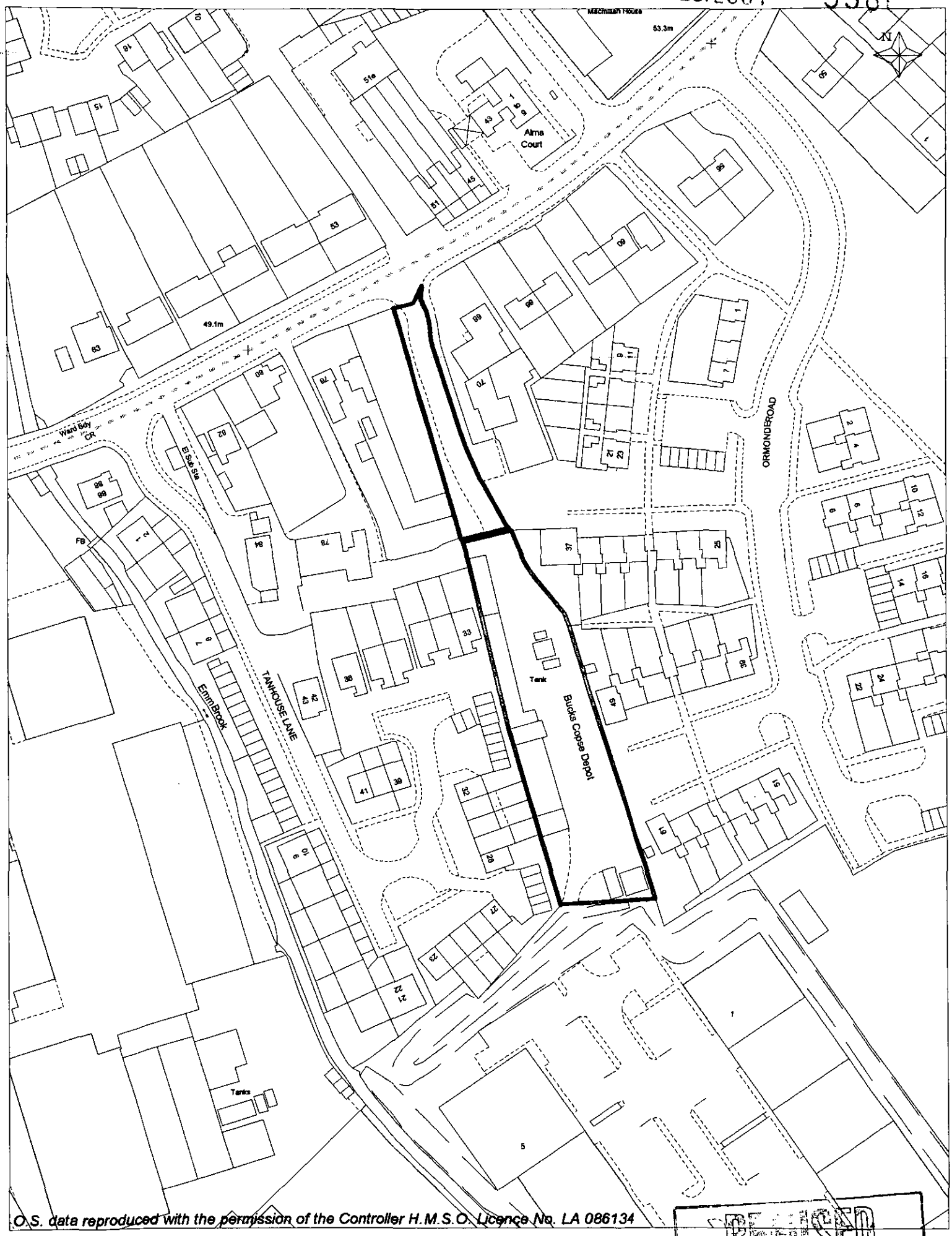
Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

N W E S

15.FEB.2001 ★ 338



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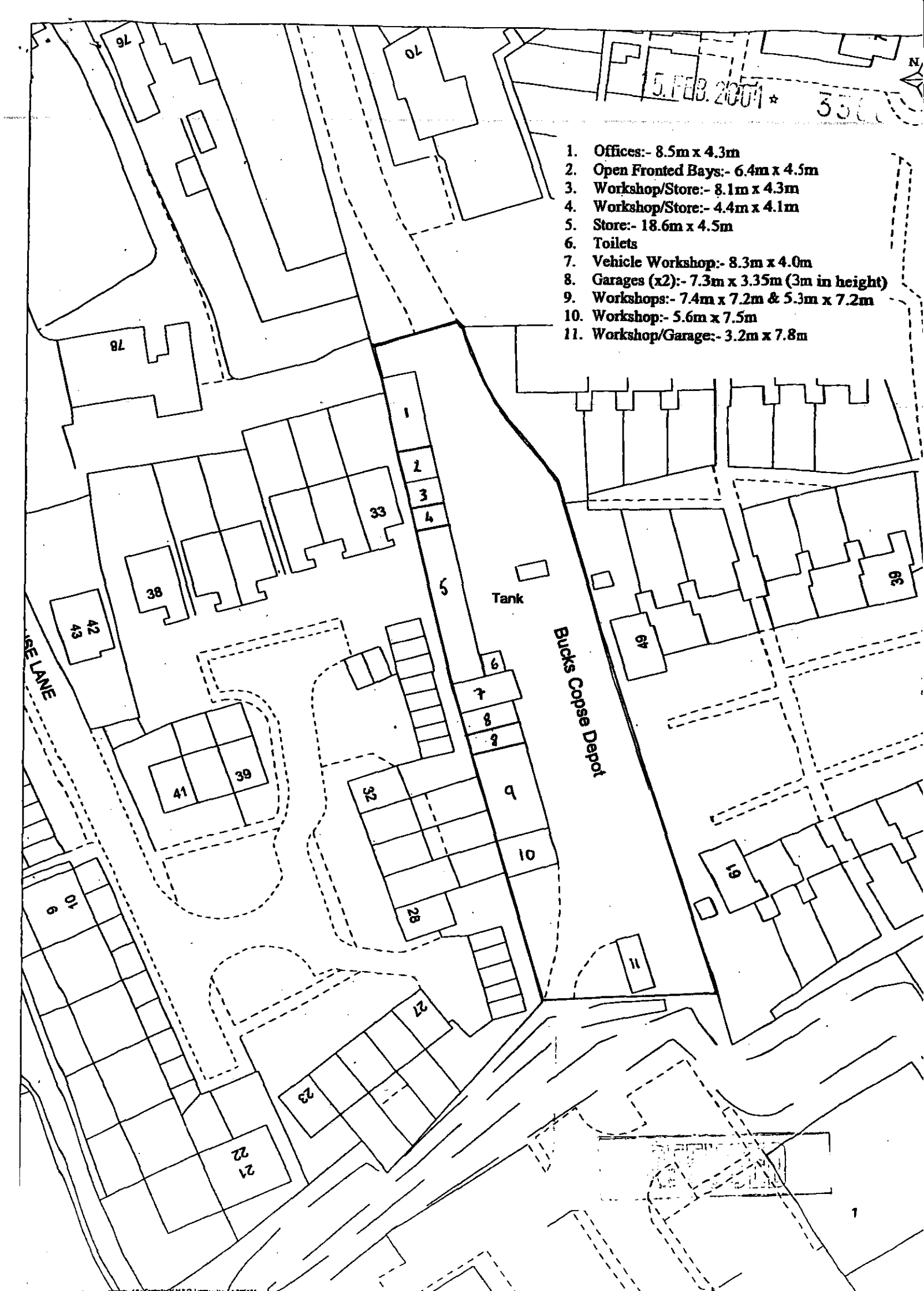
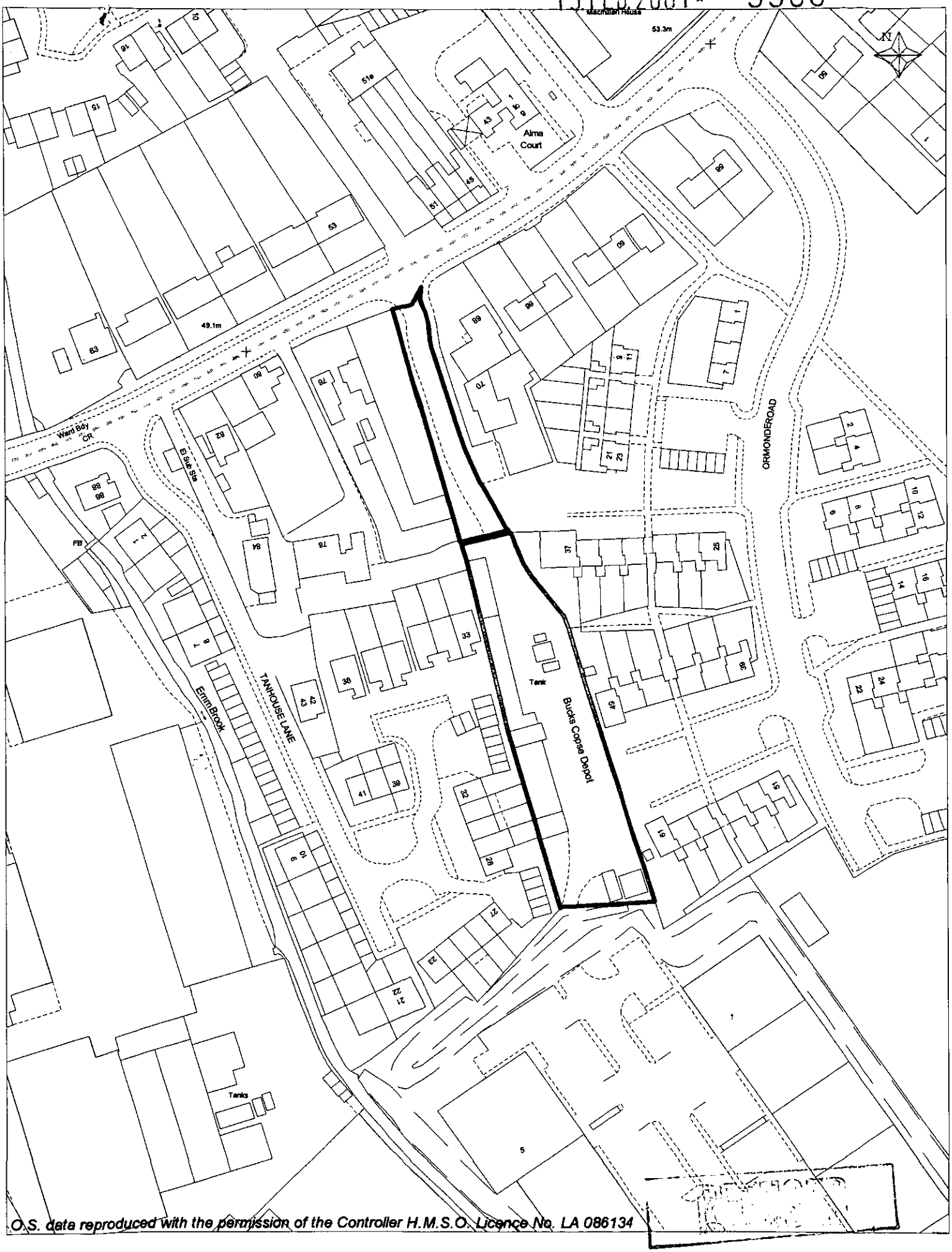
RELEASED


15 FEB 2001
1. Offices:- 8.5m x 4.3m
2. Open Fronted Bays:- 6.4m x 4.5m
3. Workshop/Store:- 8.1m x 4.3m
4. Workshop/Store:- 4.4m x 4.1m
5. Store:- 18.6m x 4.5m
6. Toilets
7. Vehicle Workshop:- 8.3m x 4.0m
8. Garages (x2):- 7.3m x 3.35m (3m in height)
9. Workshops:- 7.4m x 7.2m & 5.3m x 7.2m
10. Workshop:- 5.6m x 7.5m
11. Workshop/Garage:- 3.2m x 7.8m
Tank
Bucks Copse Depot
SE LANE

15 FEB 2001 ★ 3580



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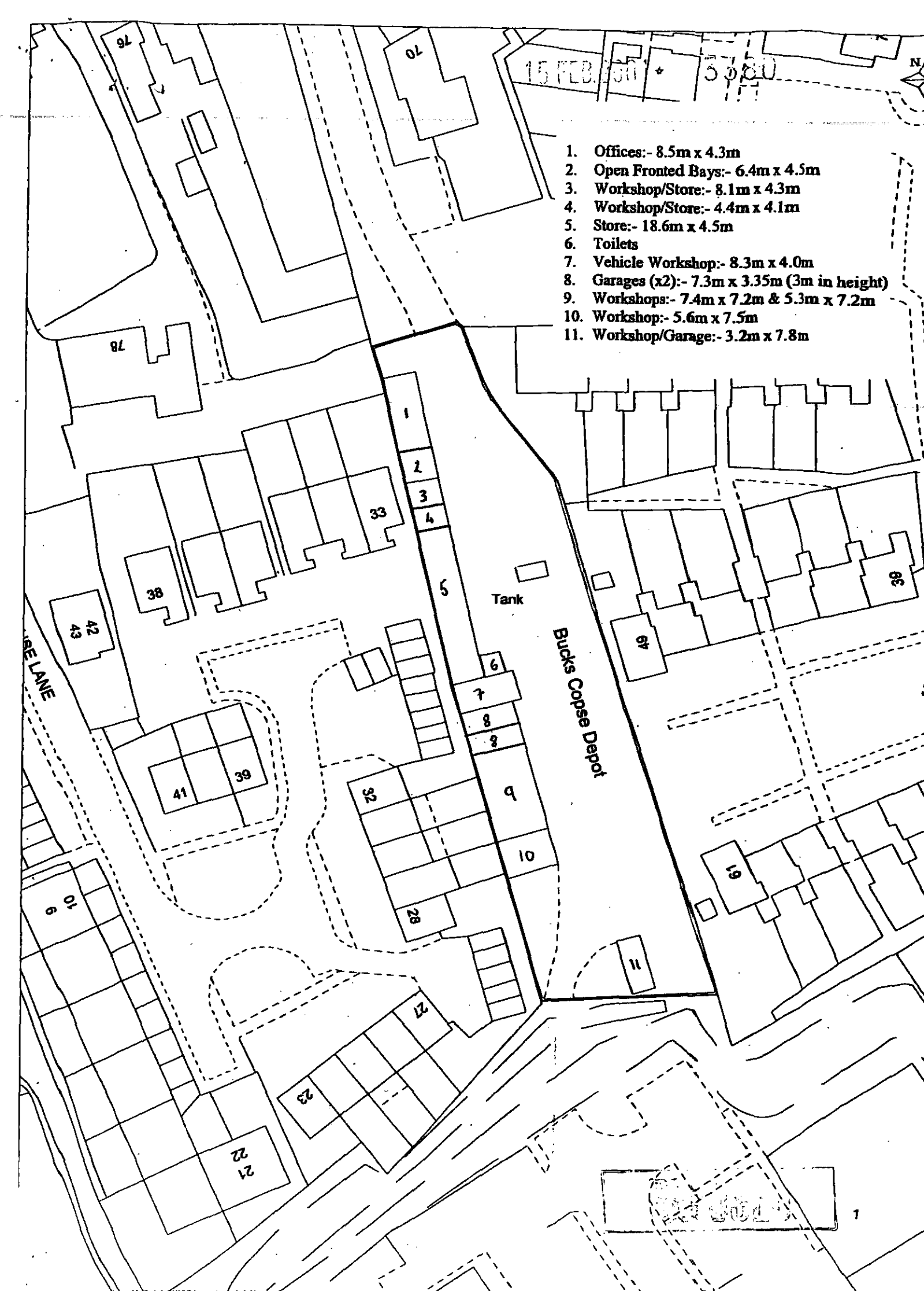
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