APPLICATION NO:

VAR/2000/2778

LOCATION:

Bearwood College R.M.N.S. Mole Road, Sindlesham Wokingham.

APPLICANT:

Trustees Of Royal Merchant Navy School Foundati C/O Martin And Pole Nicholas

PROPOSAL:

Proposed variation to condition 5 of consent 26529 to allow use of workshop buildings by any occupant (retrospective).

EARLIEST DATE FOR DECISION: **11/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
03/01/2001

CASE OFFICER: **Emy Circuit**

WITHDRAWN

RAILEX
Marbleboard

EASIFILE EP7

Rec'd 10.45AM 10.1.01

Martin & Pole Nicholas
inc. Watts & Son
Est. 1846

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS
R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS
P C Neale FRICS
D J Ruse FRICS

Chartered Surveyors

10 January, 2001

Our ref: JI/MH

Wokingham District Council,
Planning Department,
Shute End,
Wokingham.
RG40 1WR.

For the attention of Miss. Emy Circuit.

Dear Miss Circuit,

Re: Proposed variation to conditions (part retrospective) and change of use of buildings at Bearwood College R.M.N.S. Mole Road, Sindlesham, Wokingham.

Further to our recent telephone conversation, it has been agreed that the current application in respect of the variation of condition 5 of planning consent 26529 (reference VAR/2000/2778) be withdrawn and a revised application submitted to read "Variation of condition 8 of consent 26529 and change of use of redundant agricultural buildings".

To this end please find enclosed six copies of the signed application form, Section 66 Certificate, six copies of drawing number 13605/VAR/01. With regard to the planning fee I understand from our discussions that an additional £95.00 is required. A cheque for this amount made payable to Wokingham District Council is enclosed.

In support of the revised application I would ask you to have consideration to the following:-

Units 1- 5, as indicated on the site layout plan, already benefit from a change of use of redundant agricultural buildings to workshop use and as such this use has already been established. The remaining Units numbered 6 - 9 on the site layout plan are also redundant agricultural Units and having regard PPG7, which encourages the change of use to redundant agricultural buildings to small business units and the siting of the building, we consider that there would not be detrimental effect on the surrounding area. Further the change of use of buildings 6 - 9 would allow for the upkeep and maintenance of the buildings. With regard to the workshop building, although this already benefits from a workshop use this is included in the application to regularise the use of the site.

contd/....

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office	Earley Office	Crowthorne Office	The Auction House
(0118) 959 1231	(0118) 926 4422	(01344) 780111	(0118) 979 0460
Fax: (0118) 958 5061	*Fax: (0118) 926 3334*	*Fax: (01344) 780191*	*Fax: (0118) 977 6166*

Wokingham District Council 10 January, 2001

With regard to car parking, I note from comments on the previous application that Highways have no objection subject to car parking condition to allow for seven spaces. As indicated on the site layout plan this number of places can be exceeded.

With regard to the Environmental Health Officers comments on the previous application. The proposed variation of condition 5 and change of use would allow for workshop/storage use, that is use that falls within Class B1/B8 of the use class order. As such the proposed conditions relating to fumes etc., are not relevant in this case. With regard to the time limits we would draw you attention to the fact that the previous application (26529) did not apply a time limit to the operation of these uses. However, the times proposed would be acceptable to our Client, with the exception of the restrictions to Public Holiday use. It would be preferable for the Saturday hours to be applied to Public Holiday use.

Please could you confirm as to whether or not you will need to reconsult on this application as the previous consultations included all the units. I trust you have enough information necessary to determine the application, but please do not hesitate to contact me if you have any queries whatsoever.

Yours sincerely,

J. M. Ireland

Mrs. Jane M. Ireland BA(Hons) MRTPI
for Martin & Pole, Nicholas
Planning Department.

Encls.

WORK SHEET FOR : Emy Circuit

Application Number : VAR/2000/2778

Applicant : Trustees Of Royal Merchant Navy School Foundati C/O Martin And Pole Nicholas.

Location : Bearwood College R.M.N.S., Mole Road, Sindlesham, Wokingham.

Proposal : Proposed variation to condition 5 of consent 26529 to allow use of workshop buildings by any occupant (retrospective).

Site Notice Displayed ? :	YES	NO	DATE
		✓	21/11/00

Date of Neighbour Notifications : .....

Date of Site Visit : 21 November 2000

Date Registered : 08/11/2000

Earliest Date for Decision : 11/12/2000

Latest Consultation Date/Site Notice Expiry Date : 11/12/2000

This application will have expired on: 03/01/2001. 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 :

Environmental Health - conditions
Parish Council - no objections"
Landscape , no objection
Highways - comments as 26529
Garden History Society - no comments

Planning Issues :

Countryside / ASLI / Historic Park.
Reuse of redundant buildings.

Application Number VAR/2000/2778
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Bearwood College R.M.N.S. Mole Road Sindlesham Wokingham.

APPLICATION NUMBER: VAR/2000/2778

OFFICER: Emy Circuit

DATE OF SITE VISIT: 21/11/00

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

rural setting - riding centre
various former agricultural buildings

3. DESCRIPTION OF SITE/BUILDING

2 brick + tile buildings (red + cream details) + 5 timber sheds on brick plints + corrigated roofs dow. eaves + ridge timber painted black saddler in one building + upholsery in unit 2.

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A.

5. SITE CONSTRAINTS

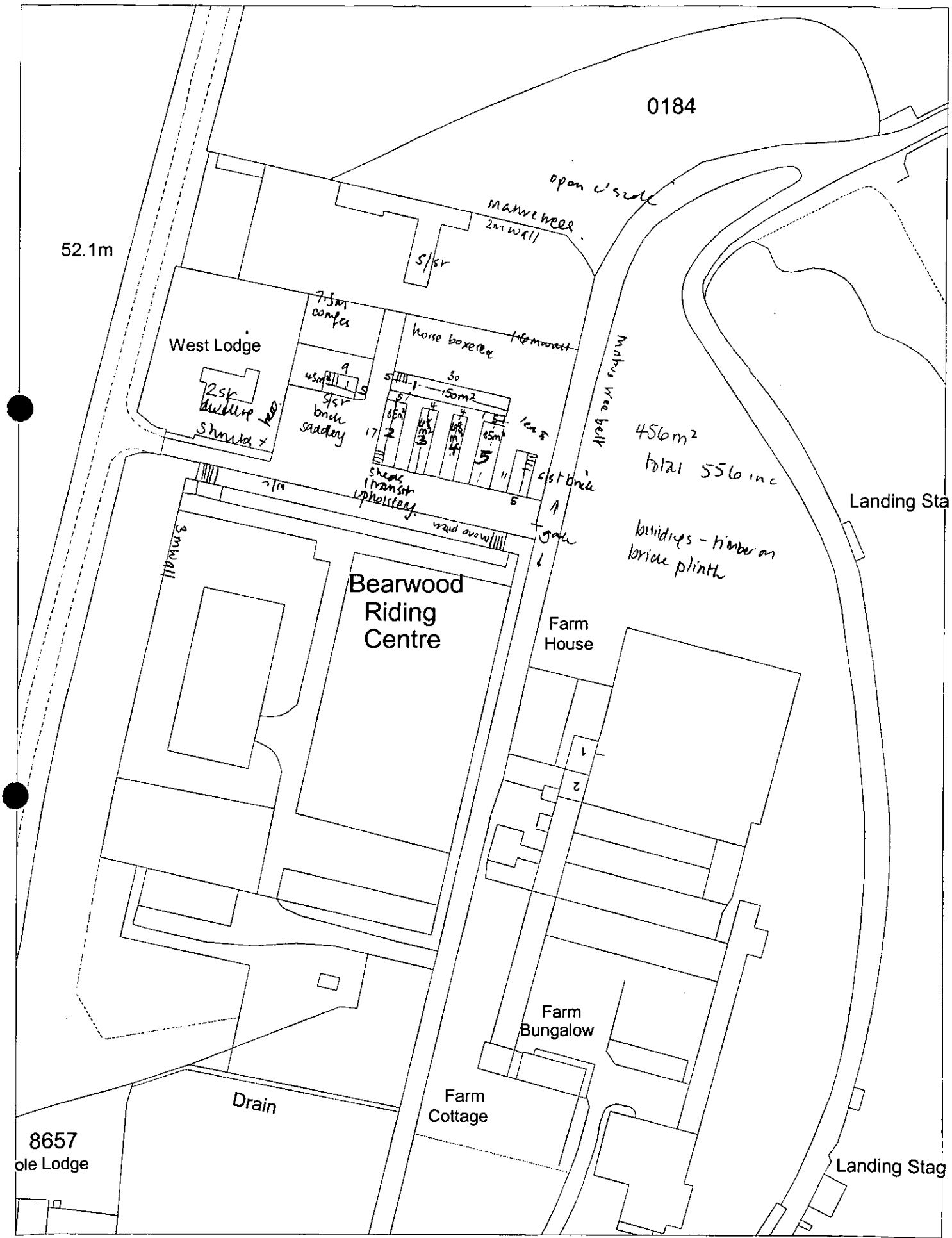
TREES

ACCESS/PARKING open tarmac area between West hedge and unit 2. enclosed by existing buildings.

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

20 November 2000

Scale: 1 : 1250

N
W E
S

FOR THE STUDY OF GARDEN HISTORY AND THE PROTECTION OF HISTORIC GARDENS

PLANNING SERVICES | RPT 37585
TLS
ETC
COPIES TO: | OK.

THE GARDEN HISTORY SOCIETY

STATION HOUSE, WICKWAR, GLOS. GL12 8LE (TEL & FAX 01454 294888)
e-mail davidlambert@stationhouse.org.uk

Development Control Manager
Wokingham District Council,
Shute End,
Wokingham RG40 1WR

8 December 2000

Dear Sir/Madam,

Your ref: VAR/2000/2778
Our ref: 00/0765

Thank you for consulting the Society on the above application. On the basis of the information received we do not wish to comment. However, if you have any further queries, please contact us on the above number.

Yours sincerely,

David Lambert,
Conservation Officer.

President: MAVIS BATEY MBE Director: ANDREW PLUMRIDGE RIBA

Head Office: 70 COWCROSS STREET, LONDON EC1M 6EJ

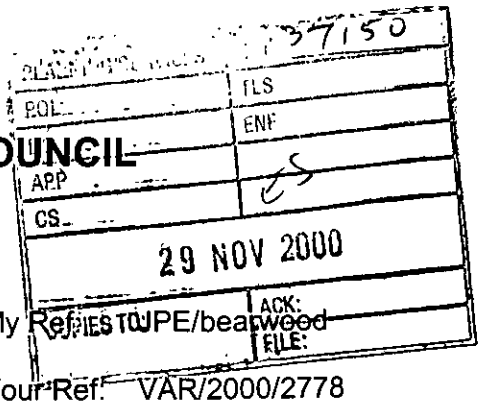
Tel: 020 7608 2409 Fax: 020 7490 2974 E-Mail: gardenhistorysociety@compuserve.com

Website: www.gardenhistorysociety.org

COMPANY LIMITED BY GUARANTEE, REGISTERED IN ENGLAND AND WALES, NO. 3163187 REGISTERED CHARITY NO. 1053446

37150

PLANNING SERVICES
POL
FLS
ENF
APP
CS
29 NOV 2000
COPIES TO
ACK:
FILE:



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Emy Circuit, Planning

My Ref: JPE/bearwood

Your Ref: VAR/2000/2778

Date: 28 November 2000

PROPOSED VARIATION TO CONDITION 5 OF CONSENT 26529 TO ALLOW USE OF WORKSHOP BUILDINGS BY ANY OCCUPANT (RETROSPECTIVE)
BEARWOOD COLLEGE R.M.N.S, MOLE ROAD, SINDLESHAM

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

Any emissions of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit which may be associated with a this use should be adequately controlled so as not to cause a nuisance to neighbouring properties.

All plant and equipment used on the site should be designed and/or adequately attenuated so as not to cause a nuisance to neighbouring properties. I also recommend that the hours of operation at the site should be restricted to avoid any noise disturbance to neighbouring properties.

Therefore, I have no environmental health objections to this proposal with the imposition of the following conditions

1. The premises shall not be used except between 0700 hours and 2000 hours Monday to Friday, 0800 and 1800 on Saturday and at no time on Sundays, bank and other public

2. Prior to the start of any new occupier a detailed scheme for noise attenuation measures shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include performance levels to ensure that it will achieve the stated results. The approved noise attenuation measures shall thereafter be maintained and no alterations shall be made without prior written approval from the Local Planning Authority.

3. Suitable ventilation and filtration equipment shall be installed to control any fumes, dust and/or smell created from operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed operation continues. Details of the equipment shall be submitted to and approved by the Local Planning Authority in writing prior to commencement of the operation. Equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.

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.

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail.parishclerk@arborfield.org.uk

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
01 DEC 2000
COPIES TO: | ACK:
FILE:

28th November 2000

Ms Emy Circuit
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Circuit

Reference: Planning Application VAR/2000/2778
Bearwood College RMNS, Mole Road

The Parish Council discussed the above application and have no objections to the proposal.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 29 November 2000

Location:	Bearwood College R.M.N.S., Mole Road, Sindlesham, Wokingham
Proposal:	Proposed variation to condition 5 of consent 26529 to allow use of workshop buildings by any occupant (retrospective).
Application Number:	VAR/2000/2778

In response to your consultation dated 17 November 2000 for the above application, the landscape comments are as follows:

I have no objection to the variation of condition 5.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 17 November 2000

Application Number: VAR/2000/2778

Proposal: Proposed variation to condition 5 of consent 26529 to allow use of workshop buildings by any occupant (retrospective).

Parish: ARBORFIELD PARISH

Site Address:
Bearwood College R.M.N.S., Mole Road, Sindlesham, Wokingham.

Applicant:
Trustees Of Royal Merchant Navy School Foundati C/O Martin And Pole Nicholas.

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).

Comments on application 26529.

Signed: _____ **Print name:** Adam Coggins

27/11/00

Received by Wokingham District Council

Application No: VAR/2000/2778

Proposal:
Proposed variation to condition 5 of consent 26529 to allow use of workshop buildings by any occupant (retrospective).

Location:
Bearwood College R.M.N.S., Mole Road, Sindlesham, 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 11/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

17 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 NOV 2000	Map No. 67 Site 0:44
Officer: EXC Application No. VAR/2000/2778	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(VAR) PROPOSED VARIATION TO CONDITION 5 OF CONSENT 26529 TO ALLOW USE OF WORKSHOP BUILDINGS BY ~~[illegible]~~ ANY OCCUPANT (PART RETROSPECTIVE)

Location: ROYAL MERCHANT NAVY SCHOOL, MOLE ROAD

Parish: ~~WINNERSH~~ Arborfield Ward: Arborfield 17-11-2000 D

Applicant: TRUSTEES OF ROYAL MERCHANT NAVY SCHOOL FOUNDATION

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) to be notified ☑ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ Area of Special Landscape Importance
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: (Rural Area) (Historic Park/Garden)

.....

.....

- Garden History Society ✓

NEIGHBOURS:

S/N + ☐ 1 & 2 West Lodge, Bearwood College, Winnersh
returned no such address ← Bearwood Riding Centre, Mole Road, Sindlesham
U. Arborfield Reserve 3/12 Farm House, Bearwood College, Winnersh

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

7 November 2000
JI/lea/13605

08.NOV.2000* 2778

Head of Planning and Transportation
Environmental Services
Wokingham District Council
Shute End
WOKINGHAM

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Chartered Surveyors

Dear Sir

VARIATION OF CONDITION 5 ON PLANNING CONSENT 26529(f)
PART RETROSPECTIVE.
WORKSHOP BUILDINGS
THE ROYAL MERCHANT NAVY SCHOOL, MOLE ROAD, SINDLESHAM

We are instructed by our client to seek a variation of the above condition. To this end, please find enclosed

Six copies of the planning application form
Section 66 Certificate
Six copies of drawing no 13605/VAR/01 showing layout
Six copies of location Plan
Cheque for £95

A copy of the planning consent 26529 is also enclosed for your information.

The use of these buildings for workshops and storage has already been established by the granting of planning permission 26529. However, condition 5 made that permission personal to Freelance Furniture. Freelance Furniture have not occupied the buildings for some time and our clients, in order to prevent the buildings remaining vacant in the long term, are now seeking a variation to this condition. This would allow for the buildings to be occupied by small businesses in keeping with advice laid down in PPG7. Drawing No 13605/VAR/01 identifies the units which have the benefit of the workshop and storage use as follows:

Continued/..

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

Units 1-5 (former greenhouses)
Unit 6 (former apple store)
Units 7, 8 and 9

There is also a workshop on the site which formed part of the previous application.

The application is part retrospective in that the following units have now been let. Unit 1 is currently used for the storage of terracotta pots. Unit 2 is used by an upholsterer. The workshop building is used by a saddler. It is the intention of our client that the remaining units would be let to similar such uses.

With regard to car parking, there is adequate parking on site for cars, vans and, if necessary, delivery lorries. The nature of the occupiers of the individual units is likely to be such that most vehicles will either be car or transit type vans. The layout plan indicates that 24 cars (1 per 25 sq metres of B1 Use) could be accommodated in a formal car parking layout. However, due to the nature of the buildings and surroundings, it may be beneficial from a visual amenity point to allow for a less formal parking layout. With regard to access onto Mole Road, this was considered adequate by highways in respect of the use of the buildings by Freelance Furniture. This use in fact created more deliveries by lorries and large vans than the proposed variation would and as such we contend that there would not be a highway issue in this instance.

I trust that you have all the necessary information to determine the application but please do not hesitate to contact me if I can be of any assistance whatsoever.

Yours faithfully

J. M. Ireland

Mrs Jane M Ireland BA(Hons) MRTPI
for Martin & Pole, Nicholas
Planning Department

Enclosures

PLANNING PERMISSION

P
AJT

WOKINGHAM DISTRICT COUNCIL 08.NOV.2880 2778

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: THE TRUSTEES OF THE ROYAL MERCHANT
NAVY SCHOOL FOUNDATION
C/O MARTIN & POLE
7 BROAD STREET
WOKINGHAM BERKS

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.26529 (F)

Proposal:
CHANGE OF USE OF REDUNDANT AGRICUL , TO
STORAGE AND WORKSHOP
THE ROYAL MERCHANT NAVY SCHOOL,MOLE ROAD ARBORFIELD

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 This permission is in respect of the application as amended by the agent's letter dated 24/10/86 and the revised drawings Nos. 13605/PL4A .(160)

02 REASON For the sake of clarity and to ensure a more satisfactory development of the site.(138R)

03 The use of the land including the building shall be limited so that the processes carried on or the machinery installed are such that no detriment will be caused to the amenities of the area by reason of noise, vibration, fumes, smoke, smell, soot, ash, dust or grit.(261)

03 REASON To help safeguard the amenities of the area.(261R)

04 No goods, materials, plant, machinery, trade waste, or other items shall be stored, deposited, repaired, operated, processed or displayed on the open space within the application site without the prior written permission of the District Planning Authority.(274)

continued/-

continued

04 REASON In the interests of amenity.(90R)

05 The use hereby permitted shall be carried on only by Freelance Furniture.(8875)

X

05 REASON Permission has only been granted due to the circumstances of the case and it is necessary to make the permission personal to the occupier to prevent an inappropriate use of the site and to safeguard the amenities of the area.(134R)

06 This permission is in respect of a change of use of the premises only and any external alteration to the building shall first be approved in writing by the District Planning Authority.(287)

06 REASON For the sake of clarity, and to enable the District Planning Authority to consider the effect of any subsequent external alterations to the building.(272R)

07 The vehicle parking spaces shown on the approved layout shall be marked out on site to the satisfaction of the District Planning Authority before the development is completed and the spaces shall be kept continuously available for parking.(608)

07 REASON In the interests of road safety.(550R)

Date.....19 DEC 1986

.....
District Secretary

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show-

(a)that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b)that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning

continued/-

continued

permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

INGHAM D C PLANNING DEPARTMENT

Agenda No. .....

Appln. No. 26529

LEVEL: MAIN CTTEE | SUB FUND | SUB NON-F | DELE | CNTY MATTER | S SEC STATE | INCORRECT FEE | INV

Description (F) Change of use of redundant agricultural buildings to storage and workshop Parish Metheringham

Location Bearwood College, The Royal Merchant Navy School,

Applicant The Trustees, The Royal Merchant Navy School

ACTION REQUIRED BY ADMIN

FEE: Received £53 Required ..... Additional ..... Refund .....

26/8/86 DH

ADDITIONAL INFORMATION REQUIRED

1. 1 / 2500 O S LOCATION PLAN showing property edged RED / BLUE
2. 1 / 500 BLOCK PLAN showing EXISTING / PROPOSED DEVT. & ADJ. PROPERTIES
3. A CLEARER / COLOURED print for display at Cttee of DRWG NOS:-
4. LETTER RE: Scale disclaimer
5. FORMS UNSIGNED
6. CORRECT S.27 Certificate
7. Section 26 Cert & Notices
8. Listed Building Application
9. Caravan Site Licence Application

A E Encroachment Letter

Departure : CD OD SD LD MD ND

Cons Area : A B C D E F G

List Bldg. : I II* II

Advert Reqd : CD LCV LCC LVV LVC LSV LSC NDC NLC

Designation : A B C D E F G H (I) J K L M N (P) R S T V X

Agricultural Questionnaire :

Agricultural : AG

Perm Devt : PD

Area Team : N (S) F O .....

Arch panel : A .....

LE WA CC : L W .....

Neighbours : .....✓.....10.9.86 cms

BCC : Local Authty : FA .....

BCC : Struct Plan Policies : Cat 1. HA Cat 2. TA Cat

BCC : Min Brg Land : GA .....

BCC : D of Ed Social Serv : AP ..... See Red Book

MEMORANDUM

Fwd Plans : QA .....

Env Health : NA .....

H & E Off : NB .....

Engineer : NC .....

Recreation : ND .....

Princ Valuer : NG .....

Ted Harris : PA .....

Dist Sec : MA only if Sub to SOS

Adj D P A : FI .....

Adj Parish : Code .....

S E B : BN .....

Southern Gas : BM .....

Health & Safety : AS .....

PSA Oil Pipeline : BD .....

Circ 23 /77 6 Bod's : KA-KF .....

British Rail (SR) : AD .....

British Rail (WR) : AE .....

Fire Authority : BE .....

Others : F1&F2 .....

STD CON LETTERS

T W S D : BP .....

Mid Southern : AV .....

Min of Ag : AT .....

D O T PO Obs : RA .....

Amenity Societies F2 .....

* * *

ACTION REQUIRED BY PLANNING OFFICER

West Lodge, West Park House Mere Road Sindlesham (2)

WRITTEN REPORT TO DEVELOPMENT CONTROL (SOUTH) SUB-COMMITTEE

Application No. 26529 - Change of use of redundant agricultural buildings to storage and workshop, the Royal Merchant Navy School, Mole Road, Arborfield.

Application No. 26530 - Change of use from redundant farm buildings and sa (the latter general industrial Class IV) to small workshops (light industr Class III) and control/administration base (first floor of saw mill only). Saw Mill/Estate Farm, Bearwood College Estate, Mole Road.

Introduction

Both these applications relate to land within the curtilage of the Bearwoo Estate which has an overall area of some 500 acres. The estate is shown on the attached plan to a scale of 1:10000. Contained within the estate is a golf course, the Royal Merchant Navy School (which is a Grade II* Listed Building), Bearwood Lake (which is a reservoir held back by a dam on the west side), a large area of woodland part of which has been used as commercial woodland in connection with the estate's saw mill, and final the large group of buildings situated between the damn and Mole Road on the west side of the estate.

Application No. 26529

This application relates to a group of 5 greenhouses originally used by the Bearwood Estate. They are situated to the north of the Bearwood Ridin School, the site being bounded by to the west the estate workshop, to the north West Park House (which is partially used for offices by Bearwood Securities on a temporary consent), to the east by the estate store. The greenhouses have a brick base and the original glass area has been replaced by a coloured steel roof with timber panels along the elevations. Access to the site is shared with the other uses and is in the form of a 6 m wide tarmaced roadway joining Mole Road to the west.

This application is retrospective and seeks consent to continue the use of these buildings for the storage and repair of furniture by a firm tradi as Freelance Furniture. The use is primarily storage with the manufacturin activity consisting of pattern cutting, sewing and finishing work associate with soft furnishings and upholstery. Only minimal machinery is used and no fumes or noise are generated by the workshop use. Traffic generation levels are minimal consisting of two vehicles per day used by employees and an average of one movement per day by a light van associated with the transfer of goods. Adequate parking is shown within the curtilage of the site.

Considerations

The Bearwood Estate is a charitable institution providing education for th orphaned sons and daughters of Merchant seamen, and the Bearwood foundation is taking steps to try and increase the revenue from the estate. Contained within the estate are three listed buildings, the main house which is Grade II* Listed and a Chapel and gatehouse which are listed as Grade II. The upkeep of these listed buildings is an additional burden on the foundation.

DoE Circular 2/86 "Development by Small Businesses" advises local planning authorities to adopt a positive attitude to the use of redundant rural buildings for small scale commercial and industrial activity. Paragraph 12 states:-

"It is important that wherever possible redundant agricultural buildings should be freed for use by other industries to bring them back into use and to diversify the rural economy. Local authorities should bear in mind that many commercial and light industrial uses make less noise nuisance than some activities related to agriculture."

There are therefore two main considerations regarding this case, the first is the contribution that rental from the buildings provides toward the upkeep of the listed buildings, secondly the support given by the DoE through Circular 2/86 for the commercial use of redundant rural buildings.

It is considered that the use is relatively low level and has a marginal impact on the area. The continued use of the buildings would cause no harm to any interests of acknowledged importance and indeed would help in the preservation of the valuable listed building.

Application No. 26530

This application relates to a group of farm buildings surrounding the farm yard of Bearwood Farm and also includes the estate's saw mill. The buildings are reached by a track from Mole Road but also have internal access from the estate itself.

In an attempt to provide additional revenue for the upkeep of the college the foundation embarked on a programme to extend the agricultural use of the site. This was not successful and the agricultural side of the foundation has reduced in size, the area of land originally farmed now being used for the grazing of horses. The present farm buildings are therefore redundant and they comprise, on the west side two blocks of brick built stables with slate roofs, on the north side a long hay store, to the east a single storey brick built and tiled roof storage shed which joins with the north wall of the saw mill. The saw mill is a fairly large two storey brick built building which contains a saw mill driven hydraulically from the lake which is held back by the dam immediately to the east of the group of buildings.

Apart from the saw mill most of the buildings are capable of continued use however the saw mill itself has considerable internal structural problems and a majority of the floor has decayed to the extent that it is unsafe.

The applicants wish to change the use of the saw mill from the existing Class IV (general industrial) to Class III (light industrial) on the ground floor and office use (for Bearwood Securities) on the first floor. The remainder of the farm buildings are shown to be used for Class III purposes.

The submitted plan shows the existing buildings on the west and east side of the farm yard to be converted into small workshops, the open sided barn to the north of the farm yard is shown to be used to provide 16 covered car parking spaces and the saw mill is shown to be divided into 5 small workshops together with the office use above. The concrete farm yard to the south of the site (which is presently unused) is shown to be used for car parking and to be landscaped.

Considerations

The considerations are basically identical to those previously, that is firstly the revenue generated by the proposal would help towards the upkeep of Bearwood College in particular the maintenance of the Listed Buildings and secondly the use of redundant farm buildings accords with DoE advice as stated in Circular 2/86.

Because this is essentially a rural area it is important that the uses carried out within these buildings is sympathetic both to the buildings themselves and to the rural character of the area. The applicants have included a schedule of current enquiries and potential occupiers for the units and these include a blacksmith, a cabinet maker, and possibly a saddlers workshop. This indicates the foundations desire to retain a rural character to the uses and it is felt that if the consent granted is for Class III only the types of uses will not be at all intrusive and will make a proper use of buildings which would otherwise lie empty.

The essential character of the group of buildings will be retained as no new building is shown on the submitted plans apart from the laying out of car parking and the creation of new entrances into those units which do not have an independent access at present.

Summary and Recommendation

There are of course very many alternative ways of raising revenue which the college claims it needs bearing in mind the size of Bearwood Estate. Some sort of leisure use utilising the lake and its attractive setting would be most preferable however the foundation have not so far considered this to be a viable alternative.

In the present circumstances it is considered to be appropriate to grant consent for both these applications and the Sub-Committee is invited to RESOLVE accordingly.

AJT/SB
21 October 1986

COUNTY SURVEYOR'S CONSULTATION ON PLANNING APPLICATION

Application No. 26529

Parish: Arborfield

CHANGE OF USE OF REDUNDANT AGRICULTURAL BUILDINGS TO STORAGE AND WORKSHOP
THE ROYAL MERCHANT NAVY SCHOOL, MOLE ROAD ARBORFIELD

Applicant: THE TRUSTEES OF THE ROYAL MERCHANT Application type: F

CONSULTATIONS:

Bridges.....
Construction.....
Drainage Officer.....
Highway Planning.....
Maintenance Section.....
Regional Controller(DOT).....
Waste Disposal.....
Others.....

DIRECTIONS/RECOMMENDATIONS (Delete as applicable)

~~(1) Does not wish to restrict the grant of permission.~~

~~(2) Directs/Recommends that permission be refused for the following reasons:-~~

THE COUNTY SURVEYOR

(3) ~~Directs~~/Recommends that any permission which the LPA may give shall include the following conditions:-

The applicant to amend his drawing to show 7 car parking spaces to accord with the County's Standard. I have indicated on the applicant's plan an alternative parking layout.

REFER TO REGIONAL CONTROLLER ON TR.108
Item 11.b "Comments by The Surveyor to the Agent Authority":-

Subject to the above provision, the following model Conditions would apply to any planning approval granted.

1 bCB

Revised Plan Drawing No: 13605/PL/4A, acceptable and received 28/8/86

*COPY OF TR.108 to be passed to C/S Rep.
COPY OF TR.110 (Reg. Cont's. Directive) when received to be passed to C/S Rep for Final Observations.
Important Note: Planning Application MUST NOT BE DETERMINED without C/S Final Observations. (these may differ from or be additional to Reg. Cont's. Direction).

Signed....A.J. Mole.....

DATE.....16/9/86.....

APPLICATION WORK/REPORT SHEET

Application No. 26529

Date received: 26/08/86

App-Type: F
CHANGE OF USE OF REDUNDANT AGRICULTURAL BUILDINGS TO STORAGE AND WORKSHOP
THE ROYAL MERCHANT NAVY SCHOOL, MOLE ROAD ARBORFIELD

THE TRUSTEES OF THE ROYAL MERCHANT NAVY SCHOOL FOUNDATION
C/O MARTIN & POLE
7 BROAD STREET
WOKINGHAM BERKS

Designation: IP

Local Plan:

T.P.O.	Conservation Area/Listed Building	Departure/Agricultural
None	/ None	None

Min.Bearing Land/SSSI/Nat.Trust	Flood Plain/Overhead Line/Gas Pipe/Oil Pipe
M	X

Advertisements:

OFFICER'S COMMENTS:-

Rec Input 62

TP25

OBSERVATIONS RECEIVED:- C/S NO OBJECTION SUBJECT TO CONDITIONS

RECOMMENDATION:- C/A

CONDITIONS/REASONS/INFORMATIVES OVERLEAF:-

BV

SECTION 66 CERTIFICATE

Application No. [ ]

08.NOV.2000* 2778

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 not less unexpired term of which is than 7 years

OR

* See Note (a) to Certificate A

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) 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.

Owners (a) name	Address at which notice was served	Date on which notice was served

OR

* See Note (a) to Certificate A

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

(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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

- 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)

OR

I certify that:

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

- I have/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 the application was the owner (a) of any part of the land to which the application relates, but have/has* been unable to do so. These steps were as follows:.

  (b)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

(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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable

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

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

OR

- I have/The applicant has* given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application was a tenant of a 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 Margaret Polo Nicholson

On behalf of **Trustees of Royal Merchant Navy School Foundation**

Date 6. November 2000

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

1933

(1)

BEARWOOD COLLEGE (INCL. STAFF HOUSES AT HERMES CLOSE)

ADDRESS ROYAL MERCHANT NAVY SCHOOL & RIDING SCHOOL - BEARWOOD. PARISH WOKINGHAM ARBORFIELD 1.4.86

PLOT No. COLLEGE / CHAPEL / MAIN LODGE LISTED ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
121/62	RMNS	2 PRS HOUSES FOR STAFF	16.8.62	C/A
B/R/4/64		RADIO MAST	12.2.64	C/A
O/120/69		O/L. RES. DEV. AT MOLE ROAD		REF.
R/119/69		RECR. ROOM, TUCK SHOP, KITCHEN, LAVATORIES, STORES WITH FLAT ABOVE	2.6.69	C/A
8959M		GEN. MODERNISATION	2.8.72	APP
O/101/70		MATRONS FLAT, STAFF QTRS, CLASSROOMS ABOVE HEATING	17.7.70	C/A
R/438/70		"	6.10.70	C/A
159/71		O/L. ADS. W. LODGE TOWER.	15.4.71	REF
S-70/71		SQUASH COURT	4.7.71	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933

(2)

ADDRESS BEARWOOD COLLEGE PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
398/71		ADD. TO SCHOOL SHOP	3.9.71	APP APP
1213/71		ADD. CLASSROOMS	25.11.71	APP APP
1353/71		CONV. TO RES. AT POULTRY HOUSE ADJ. W. LODGE	13.1.72	C/A
374/72		PR. S/DET. HOUSES	22.5.72	APP C/A
1474/72	(A)	O/L. OFFICE, WAREHOUSE BLDG. AT SAWMILL	21.12.72	REF
6/25/73		BUNGALOW FOR STAFF	1.8.73	C/A
632/73		O/L. RES. DEV. MOLE ROAD	19.4.73	REF
673/73	(A)	O/L. IND. & WAREHOUSE BLDG.	19.4.73	REF
1453/73		5 STAFF BUNGALOWS	27.9.73	REF
BR 663		4 " " ADS	10.5.74	APP
OO 663		PLAYING FIELDS	20.6.74	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933

(3)

ADDRESS Bearwood College PARISH Arborfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00670		DEM. BARKHAM LODGE / ERECT BUNGALOW	2-8-74	C/A
00859		STABLE BLOCK TO RES. DEM. O/BLDGS. - NEW BUILDINGS	2-8-74	C/A
BR 1274		EXT. TO CRICKET PAVILION	16-8-74	APP
01281		"	5-9-74	C/A
01366		40 ACRES TO GOLF COURSE	7-11-74	C/A
01393		2 ADD. CLASSROOMS	7-11-74	C/A
[illegible] 1340		1ST FLOOR EXT.	31-10-74	APP
BR 2067		OLD LAUNDRY TO RES.	20-2-75	APP
02135		"	20-3-75	C/A

MINISTRY DECISION

SPECIAL ORDERS

(4)

ADDRESS The Royal Merchant Navy School PARISH ~~Wgt.~~ Arborfield 1-4-86

PLOT No. Bearwood Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01982	The Royal Merchant Navy School	Establishment of Shooting School	20 3 75	N/A Ref
02624	" "	ADS. KEEPERS COTTAGE	15-5-75	N/A C/A
BR 2820	" "	1ST FLOOR EXTENSION AT BEARWOOD COLLEGE FARMHOUSE	10-6-75	APP. N/A
BR 2695	The Governors	1st Floor Laboratories	19 5 75	App N/A
02760	Bearwood College	" "	12 6 75	N/A C/A
00859	MR C R FROST	STABLE BLOCK TO DIVERTING DEMOLISH OUTBUILDINGS & ERECT NEW BUILDINGS.	13-6-74	N/A C/A
02885	BEARWOOD COLLEGE	BEARWOOD BATHROOM & W C	2-10-75	N/A C/A
B/25/73 9431	" "	2 BUNGALOWS AT BARKHAM LODGE FOR STAFF	12-7-73	APP. C/A
00670	" "	DEMOLISH BARKHAM LODGE ERECT NEW BUNGALOW	13-6-74	N/A C/A
BR 664	" "	" "	1-5-74	APP. N/A
05768	" "	Swimming pool	20-1-77	N/A C/A
04447	AGRIVISUAL	ADS. FARM - TEMP. OFFICE ACC. WITH PARKING	15-4-76	N/A Ref.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS BR 664 - CANCELLED BY W.D.C. - 9-11-77

DRAINAGE

091074

(5) ADDRESS THE ROYAL MERCHANT NAVY SCHOOL PARISH ~~WOK~~ ARBORFIELD 1.4.86

PLOT No. BEARWOOD ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
BR 6721	The Governors	drama store & staff accom	5.7.77	APP	N/A
06633	BEARWOOD COLLEGE	" "	7.7.77	N/A	C/A
BR 6720	GOVERNORS	1ST FLOOR EXTENSION	8.7.77	REF	N/A
06634	BEARWOOD COLLEGE	ACC. FOR DAY BOYS	7.7.77	N/A	REF.
BR 6862	THE GOVERNORS	ADD. DAY BOY ACCOM.	25.7.77	APP	N/A
BR 7600	The Governors	mod. of Mole Lodge	29.12.77	REF	N/A
BR. 7774	"	" "	30.1.78	APP.	N/A
BR. 7941.	"	Pool enclosure erection of Swimming	27.2.78	APP	N/A
07883	R.M.N.S.	" "	16.3.78	N/A	C/A
08688	"	(F) Olive Lean of outbuilding to Riding School at Mole Road.	31.8.78	N/A	C/A
10222	"	" "	12.4.79	N/A	C/A

DATE OF COMPLETION (F)

MINISTRY DECISION APPEAL AGAINST ENFORCEMENT NOTICE BY WOODLEY TIMBER COMPANY FOR

SPECIAL ORDERS USE OF LAND AS SAWMILL ETC. REFUSED - 10.3.78 (NO PLANNING PERMISSION)

DRAINAGE BR. 2067 cancelled by WDC. 28.3.78.

091074

(6) ADDRESS ROYAL MERCHANT NAVY SCHOOL BEARWOOD ROAD PARISH ~~WOK~~ ARBORFIELD 1.4.86

PLOT No. SEE ALSO MOLE ROAD ARBORFIELD FOR WALLED GDN ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
BR 10579	R.M.N.S	PORTAKABIN CHANGING/CLOAKROOM AT MOLE ROAD	11.4.79	APP.	N/A
10493	"	CHANGING ROOM & CLOAKROOM	12.4.79	N/A	REF
BR 10963	"	20 LOOSE BOXES - RIDING SCH.	30.5.79	APP.	N/A
10833	"	" " (MOLE RD)	8.6.79	N/A	C/A
BR 11179	" The Walled Garden	Conversion of boiler room to one flat.	4.7.79	APP	N/A
11089	"	" "	5.7.79	N/A	Ref.
11034	R.M.N.S.	SANITARY ACCOMMODATION	5.7.79	N/A	C/A
BR 11198	"	AT GOLF CLUB	5.7.79	APP.	N/A
BR 11577	"	PORCH TO BACK HOOK (MOLE LODGE)	20.8.79	APP	N/A
BR 11698	R.M.N.S. - THE GOVERNORS	20 LOOSE BOXES - RIDING SCH	31.8.79	APP.	N/A.
11621	"	"	24.9.79	N/A	REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 10833 - RIDING SCHOOL LICENCE - 9.11.80

DRAINAGE

091074

(7) ADDRESS Royal Merchant Navy School Bearwood Road PARISH Arborfield 1.4.86 ~~Wok~~ / ~~Winnersh~~

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12244	R.M.N.S	1st Floor Ext. (Acc. for Day Boys)	13.12.79	N/A C/A
BR 12428	RMNS	Revised Day Boy acc	20.12.79	App N/A
14583	"	Study Centre (H/Masters House + Garage, 2 Flats, + Acc. for 72 Students	18.12.80	N/A C/A
14903	"	As above but 4 Flats	12.2.81	N/A C/A
BR 16320	"	Dormitory Block Study Centre.	2.4.81	relaxed & app N/A
16458	"	Indoor Riding School	22.10.81	N/A C/A
BR 17706	"	"	2.12.81	Ref. N/A
BR 17996	"	"	5.1.82	App. N/A
BR 18482	"	Golf Club Extension	22.4.82	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(8) ADDRESS Royal Merchant Navy School Bearwood Road PARISH Arborfield 1.4.86 ~~Wok~~ / ~~Winnersh~~

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17386	RMNS	Ext. to Golf Club House	7.5.82	N/A C/A
BR 19152	" (The Governors)	Cattle-Yard at 'The Farm'	4.8.82	App. N/A
BR 19553	" "	4 New Garages at the New Study Centre (Winnersh)	2.11.82	App. N/A
18436	"	4 Staff Garages	18.11.82	N/A C/A
22082	Tavra for Eastern Wessex	2 offices, training room stores, bore tube range	23.8.84	N/A
BR 23239	Racal-Milgo (Ops) Ltd	Radio Station	5.9.84	App N/A
21770	See Coombes Lane			
BR 24770	RMNS	Admin. Bldg. (Mole Road)	18.6.85	App N/A
23797	"	" "	20.6.85	N/A C/A
24083	Town & City Props. O/L	Land to E. of Gravelpit Road - off Mole Road - 2 blocks of Hi-Tech offices etc. (Arborfield)	15.8.85	N/A Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

8 ADDRESS Bearwood College PARISH Arborfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
26529	TRUSTEES C/O/USE	AGR. BLDGS TO STORAGE/WORKSHOP	6.11.86	CIA
26530	"	" STAFF HALL COMPOUND TO CLASS IV WORKSHOPS	6.11.86	CIA
28865	"	RIDING SCHOOL — ARMY SHELTER/CORRAL/ CAR PARKING	1.10.87	CIA
29969	HORSES CLOSE 1/2	4 FLATS 2 S/BAT NURSES	16.3.88	CIA
	LABS 3-6	FOR STAFF		
29492	"	NEW VEH. ACCESS TO BEARWOOD RD	14.3.88	LA
ARA 5319		2 STAFF HOUSES & 4 FLATS	17.6.88	APP
31828	RMNS.	AGR CENTRE ON SITE OF MUSIC SCHOOL	26.10.88	CIA
31829 LBC	"	"	26.10.88	CIA
ARA 6955	"	"	6.4.89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 29969 - LA - ISSUED 16.2.90

DRAINAGE

091074
35532 - R/O W. LODGE. S/ST. ADMIN. BUILDING 10.5.90 CIA

ADDRESS Bearwood College PARISH Arborfield

(10)

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36136	RMNS SKELLICUS HOUSE	CLASSROOM BLOCK ETC.	18.7.90	CIA
ARA 8988	BEARWOOD COLL. 1&2 THE DRIVE	- CONNECT SEPTIC TANK TO MAIN	16.7.90	APP
ARA 8989	" MAIN LODGE	"	16.7.90	APP
36802	" (+) AGR. USE TO	GOLF COURSE/CLUB HOUSE/ RES. O/L & BUSINESS UNITS (FULL APP. O/L)	25.6.91	REF
38045	" SEE SAWMILL CARD		3.9.91	REF
38076	"	RECREATION ROOM	12.8.91	TP
38899 -	TRUSTEES O/L	C/USE AGR. LAND TO GOLF COURSE & O/L APP. FOR CLUBHOUSE & CARPARK SOUTHERN PART OF BEARWOOD PARK	26.8.93 31.8.94	CIA LA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 EA/92/1113 MR. T. MANZI REPL. BOATHOUSE 25.1.93 APP
40358 RMNS BOATHOUSE & SLIPWAY 14.6.93 CIA

1933

(11)

ADDRESS BEARWOOD COLLEGE PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
42501 LBC	RMNS	INT. ALTS 6TH FORM BLDG / FIRE ESCAPE DOOR	15.9.94	C/A
FP94/2349	RMNS B. COLLEGE	UPGRADE PARTITION WALLS 6TH FORM COMMON ROOM FOR ESCAPE	28.4.94	APP
42983	" O/L	RE 38899 FULL PERMISSION	18.4.95	C/A C/A
42989	"	RENEWAL 38076	17.8.94	31.8.97
43111	"	NON-ILL. SIGN. JUNCTION NEW ROAD/BEARWOOD ROAD - WINNERSH.	15.9.94	REF
436646	"	DIVISION AT NEW ROAD/MOLE ROAD	19.12.94	C/A
43711	BEARWOOD LAKES GOLF CLUB	GOLF CLUBHOUSE	2.8.95	WDN C/A
44368		9 HOLE GOLF COURSE —	23.11.95	C/A
~~96/64053/F~~		COVERED PRACTICE FACILITY		

MINISTRY DECISION 43111 - APPEAL DISMISSED - 10.7.95

SPECIAL ORDERS

1933 (12)

ADDRESS Bearwood College PARISH Arborfield / BARKHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44606	BEARWOOD LAKES GOLF CLUB	EXT. TO EXT. STORAGE & MAINTENANCE BUILDING	14.8.95	C/A
~~FP95~~				
FP95/3639		INT. ALTS AT CLAREMONT KINDERGARTEN	22.6.95	APP
45164	"	CLUBHOUSE	3.1.96	C/A
FP95/3833	"	STEEL FRAMED SHED	3.10.95	REF.
FP95/3961	"	GOLF CLUBHOUSE	6.12.95	APP
96/64013/A	"	ILL. SIGN	24.12.96	REF
96/64203/F		9 HOLE GOLF COURSE AT MOLE ROAD COVERED PRACTICE FACILITY	18.10.96	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933
(13)

ADDRESS Bearwood College PARISH Arborfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64620/F	Bearwood Golf Club (Mole Road)	Ill. Golf Driving Range	25.4.97	C/A
FP96/5900	"	" Golf Practice Facility	18.11.96	App
97/66165/TR	Trustees of Royal Merchant Navy School Foundation	Renew of Temp. Permis. 42989 for Temp. Build - Sch. Rec. Rm.	5.11.97 ~~24.10.97~~	C/A
97/66701/LA	Bearwood College	Int. Alts. to Listed Building	18.3.98	C/A
CLU(E)117	W/DR. (Riding Centre)			
CLU(P)125	" "		10.5.99	
FP98/7578	Royal Merchant Navy	Int. Alts to Porch & Recep.	10.6.98	App
F/2000/0440	Bearwood Lakes Golf Club	Ext. to existing clubhouse	27.06.00	C/A
F/2000/2230				
RTP/2000/2455	Trustees of Royal Navy Merchant Sch. Foundation			

MINISTRY DECISION

SPECIAL ORDERS PD. Enq - Res. Flats to Educational Use - 7.11.96
PD Enq - Cond. 02 - 11/2/99 - Mr. Ward.

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

08.NOV.2000* 2778

1.	APPLICANT'S NAME	Trustees of the Royal Merchant Navy School Foundation
	ADDRESS	c/o Agent
	POSTCODE	PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Martin & Pole, Nicholas
	ADDRESS	7 Broad Street WOKINGHAM
	POSTCODE	RG40 1AY PHONE: 0118 978 0777
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:	Workshop and Storage Buildings Royal Merchant Navy School, Mole Road, Wokingham
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		Variation of Condition 5 on Planning Consent 26529 Part Retrospective
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.01
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	1:500 site plan, location plan

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

CHANGE OF USE	x	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	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS	x	State relevant application no.	26529

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Workshops	
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	Yes /	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	No	If so, 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 etc. 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 If no, please give details:	
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	Vehicular access onto Mole Road	
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, PLEASE COMPLETE THE FOLLOWING TABLE:

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

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	Yes	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?	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	

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: Martin McNicholas ON BEHALF OF: Trustees of Royal Merchant Navy School Foundation DATE: 6. Nov. 00

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

This part of the form need only to 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)	600 m2			
B1(b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
[illegible]	STORAGE AND DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
Other	Please specify				
Other	Please specify				
	Total				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	See Drawing No 13605/VAR/01	
Proposed		

27. DESCRIBE THE ACTIVITIES 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

B1 Use

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

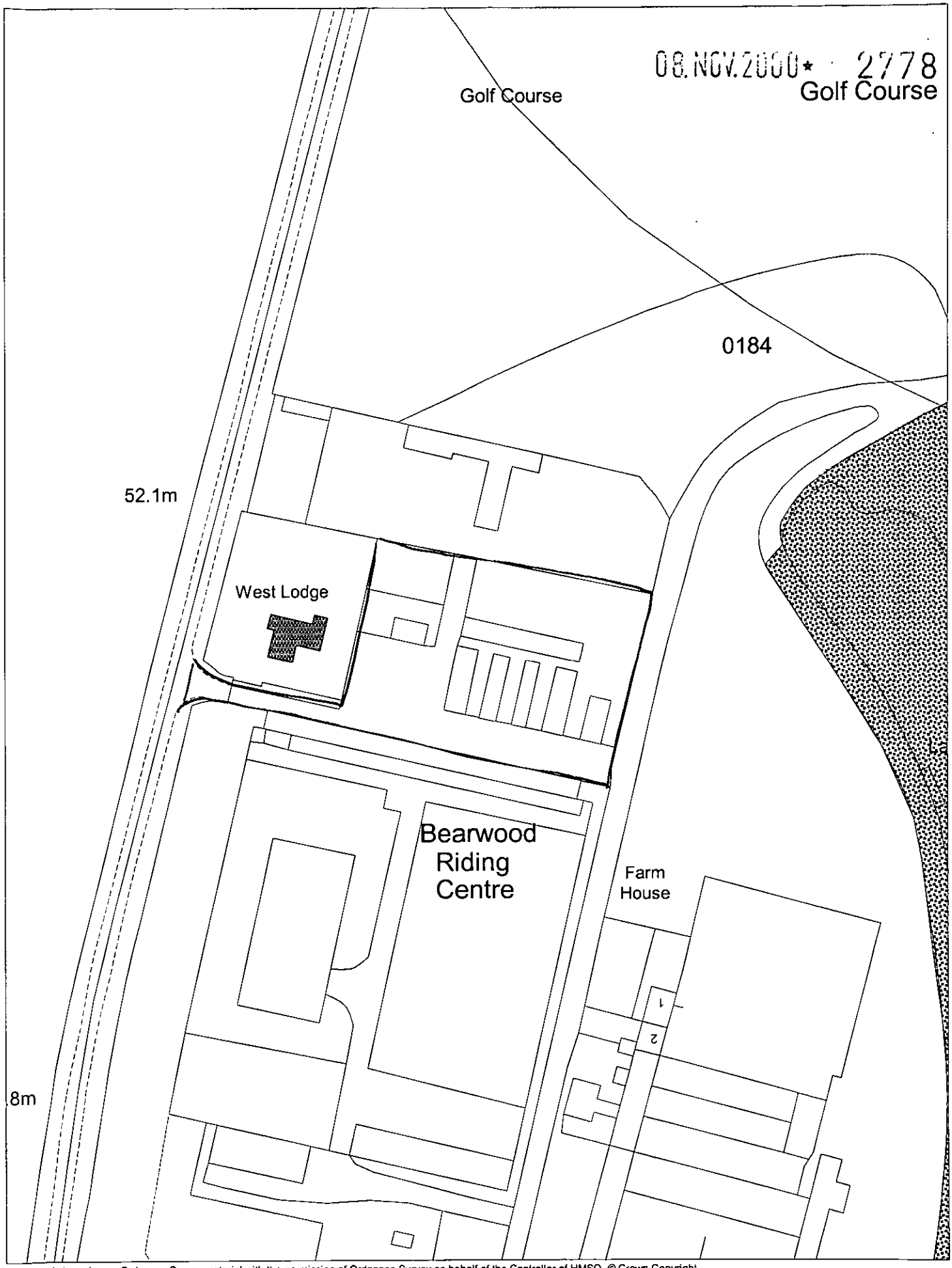
29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER THE COMPLETION OF THE DEVELOPMENT

	Existing staff	Transferred staff	New staff	Total
Not yet known				

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state which 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".



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Development Control Section, Environmental Services, Wokingham District Council.
14 November 2000

Scale: 1 : 1250

N
W E
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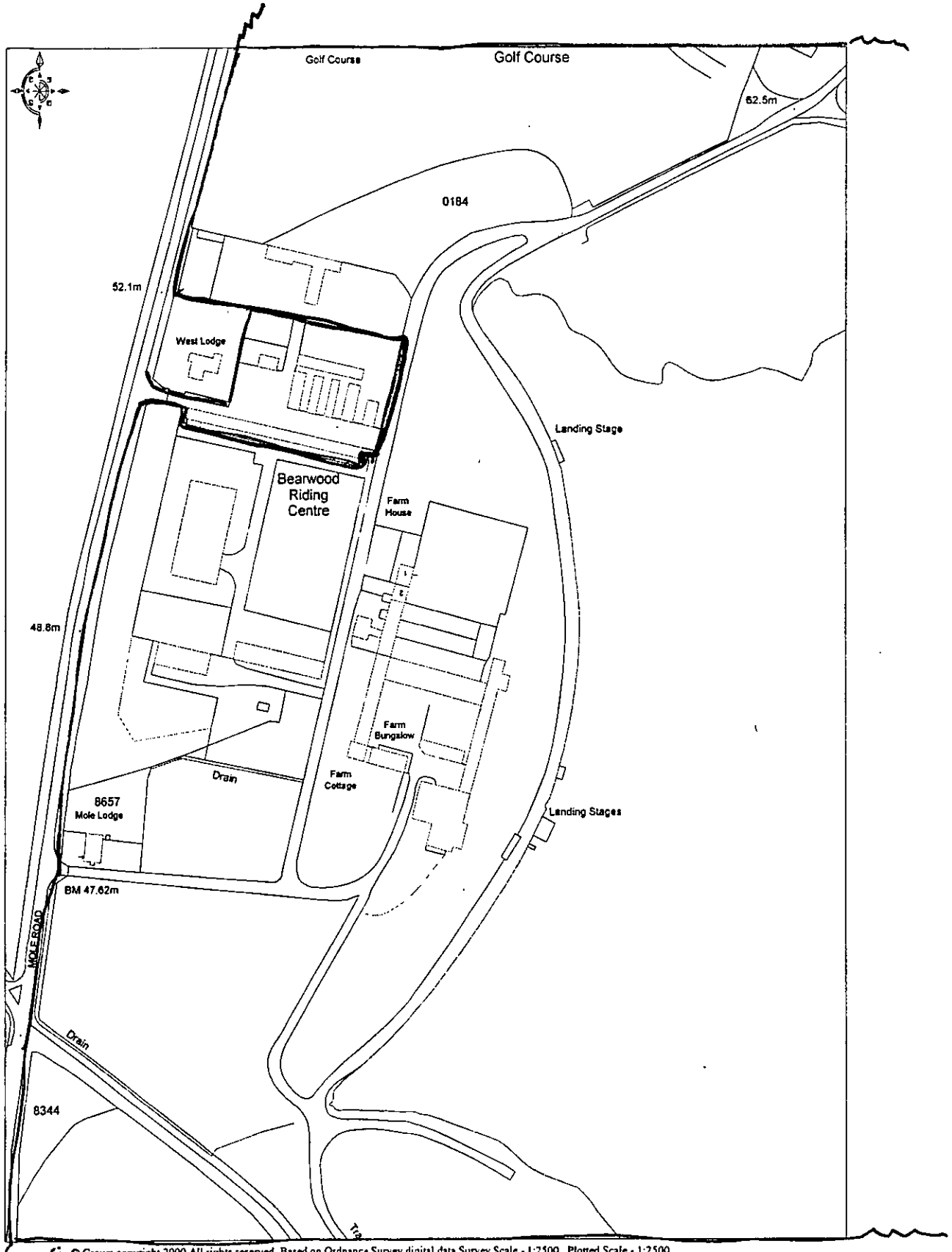
Location plan Greenhouses bearwood college

08.NOV.2000* 2778



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