APPLICATION NO:
F/2000/1657

LOCATION:
Cantley House Hotel Milton Road, Wokingham.

APPLICANT:
Mr M Monk C/O Hen Design

PROPOSAL:
Proposed conversion of storage block to WC and single storey extension to hotel to form enlarged restaurant area.

EARLIEST DATE FOR DECISION: **07/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/07/2000

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Monk
C/O Hen Design
101 Nashgrove Lane
Wokingham
Berkshire
RG40 4HG

Application Number: F/2000/1657

Parish: **WOKINGHAM**

Location: **Cantley House Hotel, Milton Road, Wokingham.**

Proposal: **Proposed conversion of storage block to WC and single storey extension to hotel to form enlarged restaurant area.**

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

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

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The windows in the side and rear elevations of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the amenities of the occupants of this property and other properties nearby.

Informative
The applicant is reminded that seperate consent would be required from the Property Section prior to any works commencing.

John Mitchell
Development Control Manager
Date: 21/07/2000

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.*

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1657	BP
BUILDING CONTROL NUMBER.	0742	Howard
APPLICANT/AGENT	Hen Design	
ADDRESS OF SITE	Cantley House Hotel Milton Road WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	Convert storage block to WC + S/S ext to hotel to form enlarged restaurant area.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 21/6/00	recd 2/6/00
ELEVATIONS	C/806-m	C/806 -m
FLOOR PLANS		-m

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	24/7/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1657

Applicant : Mr M Monk C/O Hen Design.

Location : Cantley House Hotel, Milton Road, , Wokingham.

Proposal : Proposed conversion of storage block to WC and single storey extension to hotel to form enlarged restaurant area.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/6.

Date of Neighbour Notifications : .....

Date of Site Visit : 26/6.

Date Registered : 02/06/2000

Earliest Date for Decision : 07/07/2000

Latest Consultation Date/Site Notice Expiry Date : 07/07/2000

This application will have expired on: 28/07/2000. 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 :

Wok TC : 5/7 - no objections

Env health : 22/6 - no objections.

Neighbours/PN : none received.

Property : (see e-mail) : no objections.

Planning Issues : Rural, setting of settlement SEALP.
WDLP : countryside, setting of settlement.

1) Impact upon the character of the area.

WDLP : (WBE1)
Hotel accomodation in the countryside (WRE6).
Gen. principles for recreational d'ment (WRE).
Countryside (WCC1)

SEALP : (SD1/2), (SR8) (rec d'ment outside 100 sett), (SR18) (Hotel d'ment).

Application Number: F/2000/1657

Appraisal :

- D'mer - conv of storage block to WC & S.S extn forming extn to enlarge restaurant area (see photographs). The extn will be within the curtilage of the existing hotel & the extn would join the converted storage block to the dining area. (see plans).

1) Impact upon the character of the area.
The site lies within a rural/countryside setting adj to Cantley Park.
It is considered that the proposed d'mer would not be visually intrusive - it would be within the existing bldgs of the hotel & includes the conversion of an existing storage block. It would therefore be in character & not out of scale with the existing dwelling so is not contrary to policy WE26 & would not cause any conflict with WE1 nor policy SR8.
The conv. of the storage block constitutes re-use/adaptation of an existing dwelling - therefore meets policy WEC1 - d'mer is acceptable in principle.
Due to the location of the proposed d'mer - it is considered that the open character of the area would not be adversely affected.

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

Application Number F/2000/1657
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	
	SC20	SR24	~~Rejected~~ windows
			~~elevations~~ within side + rear elevation
			INFORMATIVE
			separate
			The applicant is reminded that consent would be required from the Property Section prior to any works commencing

John Mercer

6/7/00 21/7

Dated changed on 6/7/00 is prior to "earliest decision date"

RECORD OF SITE VISIT

SITE ADDRESS: Cantley House Hotel Milton Road Wokingham. APPLICATION NUMBER: F/2000/1657	OFFICER: Natalie Brown DATE OF SITE VISIT: 26/6

1 SITE/STATUTORY NOTICE DISPLAYED ? By entrance from Milton Rd into Hotel

2. DESCRIPTION OF SURROUNDINGS
within Hotel grounds

3. DESCRIPTION OF SITE/BUILDING
existing well in gap to be extended into.
wooden panels to ~~[illegible]~~ buildings & tiles.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Council owned Cantley Park buildings opposite (road in between)
Obscured from Cantley Park

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING → to remain as at present.

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6492

Date: 10/7/2000

My ref: F/2000/1657

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

CONFIDENTIAL

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

Dear Councillor

Application Number: F/2000/1657
Cantley House Hotel, Milton Road, , Wokingham.
Proposed conversion of storage block to WC and single storey extension to hotel to form enlarged restaurant area.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on . If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 19/7/2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1657**
Cantley House Hotel, Milton Road, , Wokingham.
Proposed conversion of storage block to WC and single storey extension to hotel to form enlarged restaurant area.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Robertson

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

Tel: (0118) 974 6492

Date:

My ref: F/2000/1657

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

CONFIDENTIAL

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2000/1657
Cantley House Hotel, Milton Road, , Wokingham.
Proposed conversion of storage block to WC and single storey extension to hotel to form enlarged restaurant area..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on . If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6492

Date: 10/7/2000

My ref: F/2000/1657

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

CONFIDENTIAL

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2000/1657
Cantley House Hotel, Milton Road, , Wokingham.
Proposed conversion of storage block to WC and single storey extension to hotel to form enlarged restaurant area..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on . If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Natalie Brown

From: Marian Griffiths
Sent: 05 July 2000 13:43
To: Natalie Brown; Basia Polnik
Subject: planning applications numbered:- F/2000/1657 & F/2000/1649

Mr Monk is the leaseholder of Cantley House Hotel, the freehold of the premises is owned by the Council. Under the terms of the lease Mr Monk has to obtain the Council's prior consent to carry out any works to the premises, to date I have received nothing from him. I cannot see any problems with the proposals for the conversion of the store. Unfortunately there were no plans attached to application 1649 so am unable to comment on this. Please could you send plans asap.

Marian
Property Services

Received by Wokingham District Council

Application No: F/2000/1657

Proposal:
Proposed conversion of storage block to WC and single storey extension to hotel to form enlarged restaurant area.

Location:
Cantley House Hotel, Milton 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/07/2000. 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

12 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 JUN 2000	
Officer: NAB	Application No. F/2000/1657

Map No 68A Site 1:40
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CONVERSION OF STORAGE BLOCK TO WC AND SINGLE STOREY EXTENSION TO HOTEL TO FORM ENLARGED RESTAURANT AREA

Location: RANTLEY HOTEL MILTON ROAD

Parish: WOKINGHAM Ward: Norreys. 12.6.2000

Applicant: MR M MONIC

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (11) 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 : 12-6-2000 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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

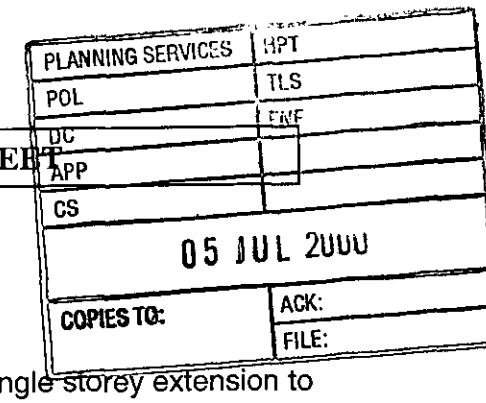
NO pre-apps

* RURAL AREA.

NEIGHBOURS:

S/N + Wokingham HOCKEY CLUB, CANTLEY.
1,2+3 Farm Cottages, CANTLEY. ✓
20, 21, 28, 29 + 30 MARTINS DRIVE.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
05 JUL 2000	
COPIES TO:	ACK:
	FILE:



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1657

Proposal: Proposed conversion of storage block to WC and single storey extension to hotel to form enlarged restaurant area.

Site Address: Cantley House Hotel, Milton Road, Wokingham.

Applicant: Mr M Monk C/O/Hen Design

Your observations are required in respect of this application by **07/07/2000**

No objections

SIGNED: _____ **DATE:** 04//07/00

CLERK TO Wokingham Town Council

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Natalie Brown
Planning Department

Date: 21/06/00

CANTLEY HOUSE HOTEL, MILTON ROAD, WOKINGHAM F/2000/1657

Having considered the above application, I have no objections or comments to make.

30885

PL	
POL	ENF
DC	
APP	
CS	
22 JUN 2000	
COPIES TO:	ACK:
	FILE:

John Mullaney
Environmental Health Officer

1789/a

SECTION 66 CERTIFICATE

Application No.

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 . . . . . .

Date . . . 1/6/00 . . . . . .

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

(1) CANTLEY HOUSE HOTEL

ADDRESS MILTON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 324	P.O WATSON	LAUNDRY TO RES.	13.12.51	A
TP 908	MARQUIS OF ORMONDE	1 HOUSE	14.4.55	A
BR 6493	NDC.	DRAINAGE	19.5.77	A
06746	MR. A. BULL	COUNTRY CLUB	29.9.71	WDR
06911	"	HOTEL + RES RESTAURANT	29.9.71	CIA
07612	QUINWOOD MANOR GOLF CLUB LTD	SPORTS & COUNTRY CLUB	16.2.78	CIA
09789	C.H. SPORTS & COUNTRY CLUB	BEER STORE ETC.	14.12.78	CIA
BR 11850	"	RENOVATIONS	6.9.79	A
BR 11952	"	BEER STORE ETC.	20.9.79	DP
BR 12278	"	ALTS + EXTS.	5.12.79	A
12190	"	O/BLDGS TO SKITTLE BAR + TOILETS.	13.12.79	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) CANTLEY HOUSE HOTEL

ADDRESS MILTON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13479	SEB	POLE MOUNTED TRANSFORMER		
BR 18015	C.H. HOTEL & COUNTRY CLUB	HOTEL & COUNTRY CLUB	22.1.82	REF
17103	STEAMSHIP RECORDS LTD.	" "	8.4.82	CIA
		20 BEDROOMS, RESTAURANT,		
		CONFERENCE, BAR, PARKING.		
		SKITTLE BAR TO LIVE MUSIC		
BR 20410	"	ALTS. & EXTS.	27.4.83	APP
19269	"	"	6.5.83	CIA
19409	"	ENTRANCE SIGN	2.6.83	CIA
25712	"	O/BLDGS TO RES.	10.7.86	CIA
BAA 1069	CANTLEY HOUSE HOTEL	REFURB. BARN	27.6.86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(3) CANTLEY HOUSE HOTEL

ADDRESS MILTON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
RA 1157	STEAMSHIP RECORDS	STABLE BLOCK - ALTS. & RETAIN.	4.8.86	APP
28194	P & V	3 ILL. SIGNS	W/DR.	
28575	"	ILL. SIGN	5.11.87	CIA
00078	MR M. MONK	ENTRANCE PORCH (HOTEL)	10.6.88	CIA
35991 W/DR.				
36919	STEAMSHIP RECORDS	2/SS. ILL.	12.12.90	CIA
39367			26.5.92	CIA
92/0398	M.S. MONK	CONN. BETWEEN HOTEL & RESTAURANT / GREENHOUSE TO CONSERVATORY & BAR ALCOVE TO BAR/GUARDROOM	3.6.92	APP
93/1232	"		8.4.93	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

033

(4) CANTLEY HOUSE HOTEL

ADDRESS MILTON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 1

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
94/2621	M. MONK	2 WINDOWS - DOOR TO EX. EXTENSION	27.5.94	APP
3409	"	2/ST. ILL (RENEWAL 36919)	28.10.94	CIA
63621/F	"	(REMO) CLADDING FOR WALK IN REFRIGERATOR	17-5-96	CIA
67428/F	"	12 EXTRA ROOMS & ADD. CAMPANILE	21/12/98	CIA

MINISTRY DECISION

SPECIAL ORDERS

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

02.JUN.2000* 1657

1. **APPLICANT'S NAME** MR M MANK
ADDRESS CANTLEY HOTEL MILTON RD WOKINGHAM
POST CODE **PHONE**

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME HEN DESIGN
ADDRESS 101 NASHGROVE LANE WOKINGHAM
POST CODE RG40 4HG **PHONE** 9328498

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 CANTLEY HOTEL WOKINGHAM

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
S/S flat roof extension & conversion of storage block to NC

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

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 ~~HA~~ 806

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

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

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

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

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

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

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

HOTEL

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.

All to match 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

No change

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

Yes

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.

£190

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 Mr Monk DATE 26/05/00

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
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 RESTAURANT	76 m²		20 m²	toilet 32m² area
OTHER	Please Specify STORAGE		32m²		
	TOTAL	76m	32m²	20m²	32m²

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		
Proposed	NO change	

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.

Restaurant to hotel as existing

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

CANTLEY HOTEL

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
5	NO CHANGE		5

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or 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.

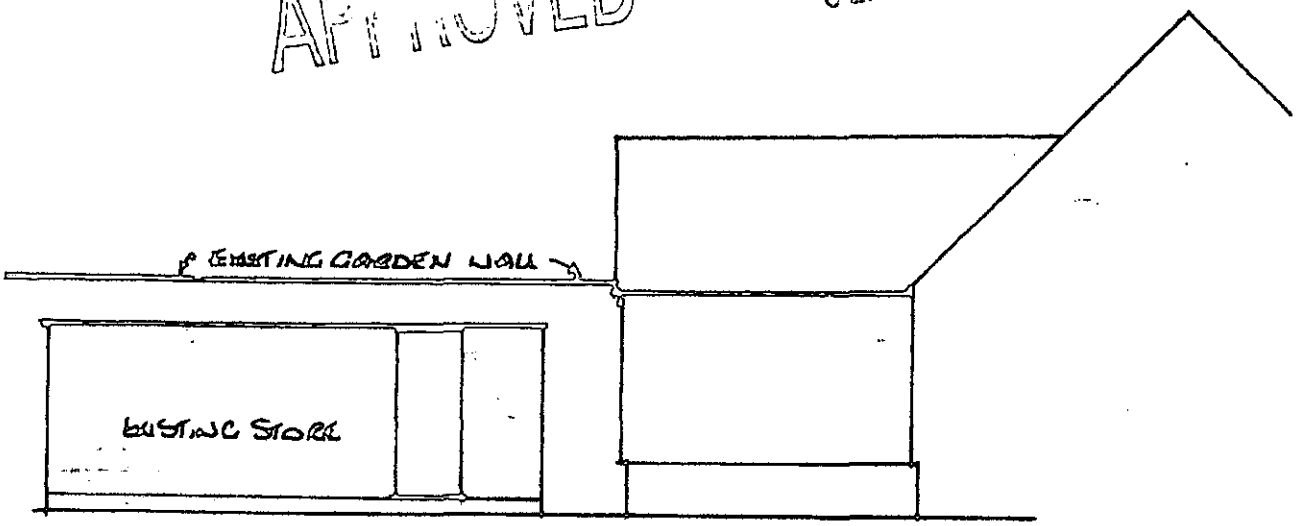
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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.

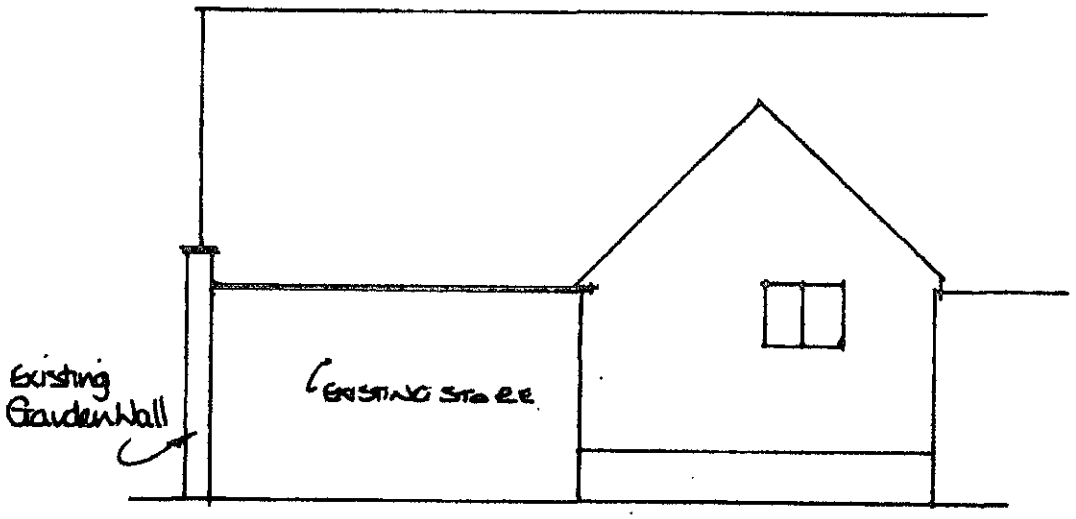
DATA PROTECTION ACT 1984

'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.'

APPROVED 02 JUN 2016* 1657

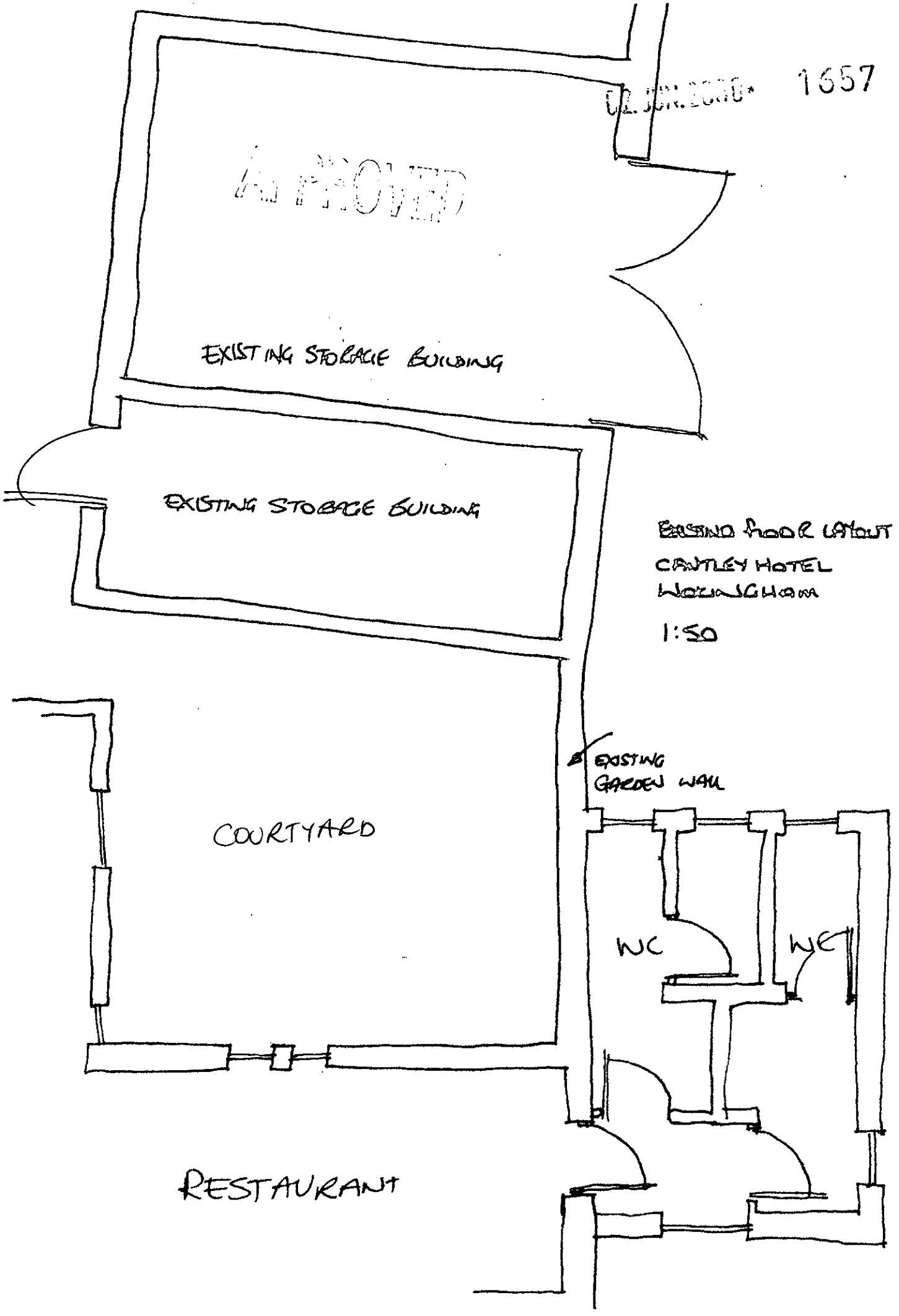


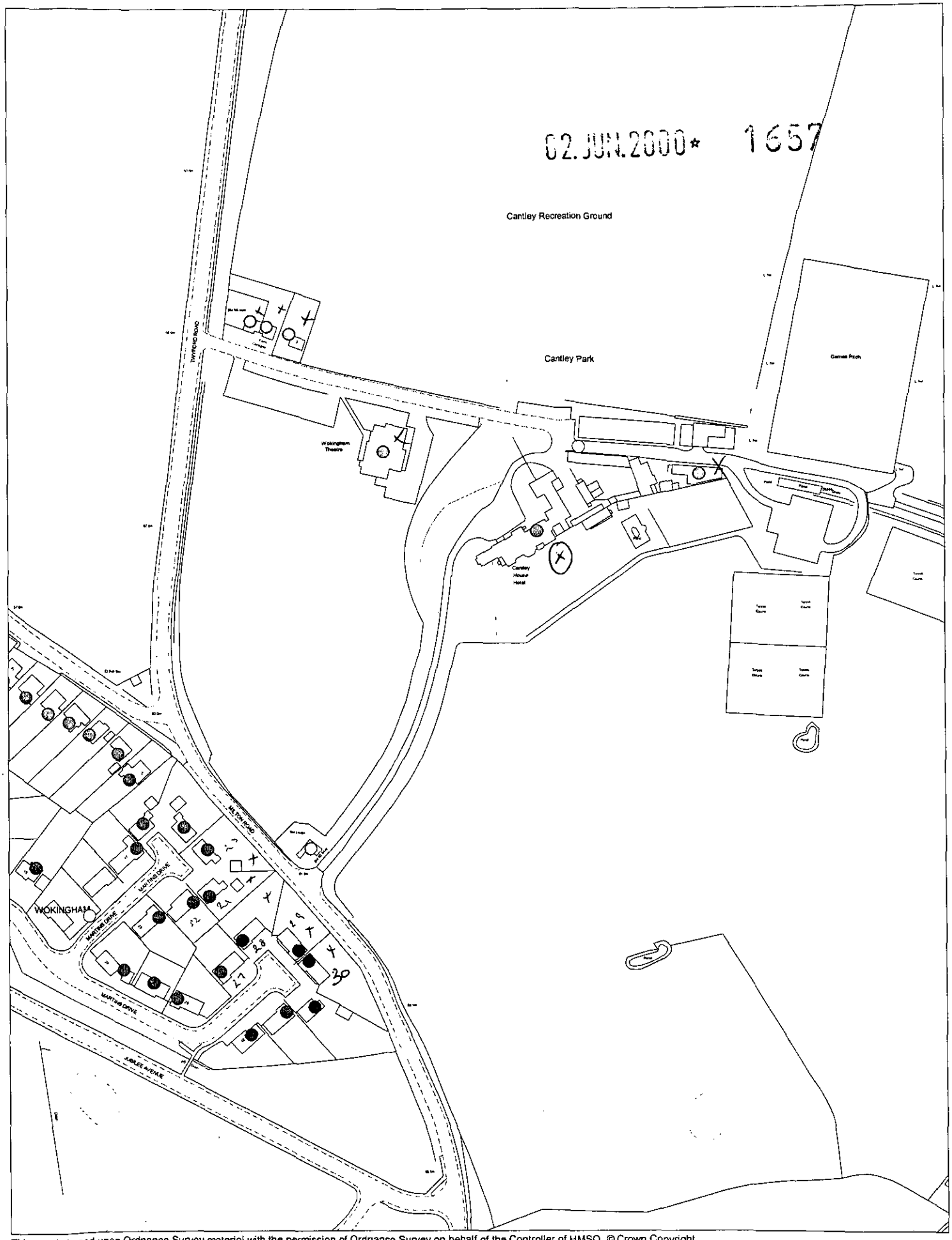
EXISTING FRONT ELEVATION



SIDE ELEVATION

EXISTING ELEVATIONS 1:100 CANTLEY HOTEL
WOKINGHAM


APPROVED
1657
EXISTING STORAGE BUILDING
EXISTING STORAGE BUILDING
EXISTING FLOOR LAYOUT
CANTLEY HOTEL
WORLINGHAM
1:50
COURTYARD
EXISTING
GARDEN WALL
WC
WC
RESTAURANT



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Development Control Section, Environmental Services, Wokingham District Council.

8 June 2000

Scale: 1 : 2500

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