APPLICATION NO:
F/2000/0539

LOCATION:
26 Rosedale Crescent, Earley Reading.

APPLICANT:
Mr M A Cocke

PROPOSAL:
Proposed single storey front extension to dwelling to form porch.

EARLIEST DATE FOR DECISION: **11/03/2000**

APPLICATION EXPIRY DATE: **29/03/2000**

CASE OFFICER: **Natalie Brown**

AT

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M A Cocke
26, Rosedale Crescent
Earley
Reading
RG6 1AS

Application Number: F/2000/0539

Parish: **EARLEY**

Location: **26, Rosedale Crescent, Earley, Reading.**

Proposal: **Proposed single storey front extension to dwelling to form porch.**

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 area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.
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. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Informative
Access Construction (Agency)

The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Head of Planning and Transportation
Date: 23 March 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.

Andrew

FROM: ~~Natalie Brown~~

DATE: 16 February 2000

DELEGATED

Earley Town Council Consultation Sheet

Application Number: F/2000/0539

Proposal: Proposed single storey front extension to dwelling to form porch..

Site Address: 26 , Rosedale Crescent, Earley, Reading.

Applicant: Mr M A Cocke .

27 [illegible]

COPIES TO: ACK: FILE:

Your observations are required in respect of this application **by 11/03/2000**.

NO OBJECTION

File gone off for Notice of Permission

Comments rather late!

SIGNED: _____ DATE: 23 MAR 2000

CLERK TO Earley Town Council

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0539 AT.
BUILDING CONTROL NUMBER.	FP2000/0272 Fawl
APPLICANT/~~AGENT~~	M A Cooke.
ADDRESS OF SITE	26. Rosedale Crescent HARLEY.
DESCRIPTION OF PROPOSED WORK	S/S front ext. to form porch.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	B/100/002	B 100/002 A
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	27/3/00.	

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~~ Andrew Thorley .

Application Number : F/2000/0539

Applicant : Mr M A Cocke .

Location : 26 , Rosedale Crescent, Earley, Reading.
Proposal : Proposed single storey front extension to dwelling to form porch.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/03/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 14/03/2000

Date Registered : 02/02/2000

Earliest Date for Decision : 11/03/2000

Latest Consultation Date/Site Notice Expiry Date : 11/03/2000

Application Expiry Date: 29/03/2000

Consultation Responses :

Earley PC : No Response

Highways : conditions with approval

Neighbours/EN : No Response

Planning Issues : (IDd SEU)
WDLP/WOS2/WBE1
LALP/LBE1/LBE2

1. Impact on streetscene / visual amenity
2. Impact on amenities of neighbouring properties
3. Highways.

Application Number: F/2000/0539

Appraisal :

A) Impact on streetscene / Visual Amenity

Proposed single storey front extension to dwelling to form porch and alterations to windows in side elevation. - considered acceptable, no adverse impact on streetscene / visual amenity of area due to a similar front extension built opposite at No. 53 Rosedale Crescent.

B) Impact on Amenities of neighbouring occupiers

No 28 to the east, set slightly forward and will be in line with the proposed front extension, approx 0.25m higher as it is [redacted] Extended to rear (South east wards) with a single storey extension, set 4m away from the boundary fence. Windows in the rear extension at ground floor level face No 26, due to the position and boundary fence, standing 2m high, the occupiers of this property will not be overlooked - no adverse impact.

C) Highway

Removal of part of low brick wall at front + new kerb. Approval with conditions and informative (see attached) IN08

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

(tick appropriate box)

Application Number F/2000/0539
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	'Work'
3.	SC73	SR06	Parking
	IN08		

RECORD OF SITE VISIT

SITE ADDRESS: 26 Rosedale Crescent
Earley Reading.

APPLICATION NUMBER: F/2000/0539

OFFICER: ~~Natalie Brown~~ Andrew Thorley
DATE OF SITE VISIT: 14/03/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

2 storey residential semi detached houses

3. DESCRIPTION OF SITE/BUILDING

2 storey semi detached, red brick to ground floor with white render above, concrete pantile roof, aluminium windows + door frame.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See site plan – no overlooking from neighbouring properties

5. SITE CONSTRAINTS

TREES No

ACCESS/PARKING Hardstanding at front of property for parking of car.

LEVELS approx 0.25m Lower than No 28, Rosedale Ces.

BOUNDARY TREATMENT No 28. Brick wall 1m high (approx) steps up to a 2m high, close boarded fence at the rear. 1.2m high brick wall at front

OTHERS

Tel: (0118) 974 6492

Date: 16/03/2000

My ref: F/2000/0539

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 J Lissaman
46 Palmerstone Road
Earley
RG6 1HL

Dear Councillor

Application Number: F/2000/0539
26 , Rosedale Crescent, Earley, Reading.
Proposed single storey front extension to dwelling to form porch.

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

Andrew Thorley 6489

If you have any questions please do not hesitate to contact ~~**Natalie Brown**~~ on **(0118) 974 ~~6498~~**.
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 27th March 2000

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM Andrew Thorley
Case officer: ~~**Natalie Brown**~~ Application Number: **F/2000/0539**
26 , Rosedale Crescent, Earley, Reading.
Proposed single storey front extension to dwelling to form porch.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor J Lissaman

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: 16/03/2000

My ref: F/2000/0539

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 G Storry
50 Church Road
Earley
RG6 1HT

Dear Councillor

Application Number: F/2000/0539
26 , Rosedale Crescent, Earley, Reading.
Proposed single storey front extension to dwelling to form porch..

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

Andrew Thornley 6487

If you have any questions please do not hesitate to contact ~~Natalie Brown~~ on **(0118) 974 ~~6492~~**. 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

Chris Lowe

Head of ~~Planning~~ and Transportation

LISTING FORM Andrew Thorley

Case officer: ~~**Natalie Brown**~~ Application Number: **F/2000/0539**

26 , Rosedale Crescent, Earley, Reading.

Proposed single storey front extension to dwelling to form porch.

PLANNING SERVICES	HPT
POL	TLS
	ENF
PP	
CS	
21 MAR 2000	
COPIES TO:	ADK:
	FILE:

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 17/3/00

Councillor J Lissaman

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 FEB 2000	Map No. 41. Site 004
Officer: NAB	Application No. F/2000/0539
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING TO FORM PORCH

Location: 26 ROSEDALE CRESCENT

Parish: EARLEY Ward: Whitegates 16-2-2000

Applicant: MR COCKE

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

Enforcement Section (1) 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	New dropped kerb indicated on floor plan – serve notice on WDC & complete cert B.	Don't need planning for kerb – not classified road	
5	Elevation plans	Elevation of dropped kerb. Other side elevation		24/2
6	Floor plans	See note.		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

..... S/N suff. .....

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 16 February 2000

Application Number: F/2000/0539

Proposal: Proposed single storey front extension to dwelling to form porch..

Site Address:
26 , Rosedale Crescent, Earley, Reading.

Applicant:
Mr M A Cocke .

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).

SC 23- PARKING (SR 06)

IN08

Signed: N.S.Trotter **Print name:** N TROTTER

1-3-00

ADDRESS 26 ROSEDALE CRESCENT PARISH EARLEY

PLOT No. ORD. SHEET No. SU. 7473 41

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
191/49	Messrs. W. T. Wood & Co Ltd	Layout	14/6/49	App. C/K
305/56	The County Borough of Reading	Outline	13/6/56	N/A C/K
17/57	The Corporation of Reading	Semi/Det. House	13/2/57	App. App
BR 3382	Mr D. Irving	Erect Porch	30 9 75	App N/A
BR 20493	"	LOUNGE EXTENSION	12.4.83	APP N/A
28074			5.8.87	C/A
BRA 2863	Mr. J. BELLI	F/ST. EXTENSION	7.5.87	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 02.FEB.2000* 0539

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	M. A. COCKE
	Address and postcode	26 ROSEDALE CRESCENT EARLEY READING RG6 1AS
	Phone number	0118 961 7091
●	Agent's Name	N/A
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	26 ROSEDALE CRESCENT
4	Give brief details of the proposal for example, two storey side extension. About the application	PORCH EXTENSION TO THE FRONT
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS AND ROOF TILES TO MATCH EXISTING. PVC-U DOOR AND WINDOW
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

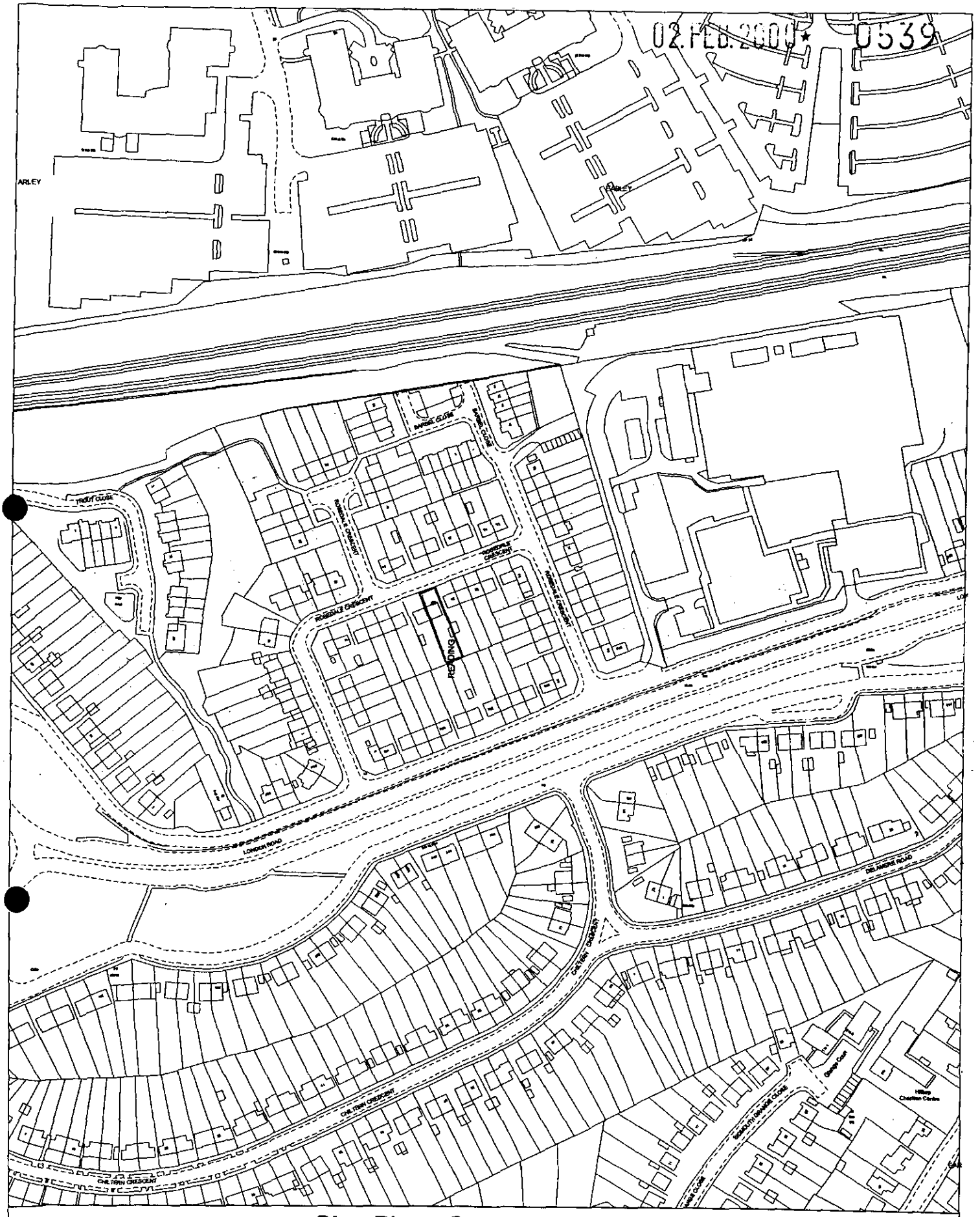
Your signature: M Cooley

on behalf of

Date 31/01/00

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

02. FEB. 2000 ★ 0539



Site Plan, Scale: 1 to 2500

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Date: 27 January 2000

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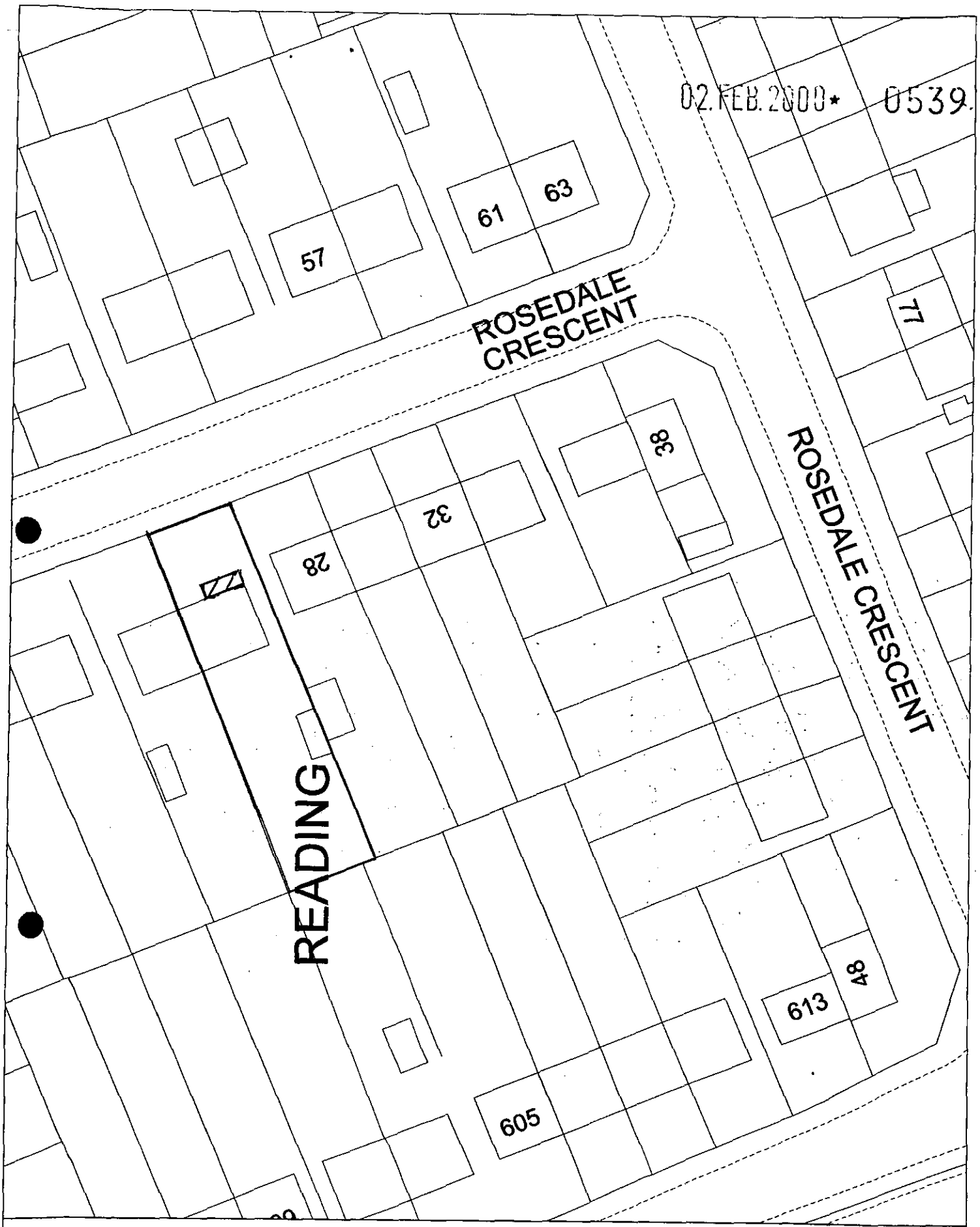

Site Plan, Scale: 1 to 500

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Date: 27 January 2000

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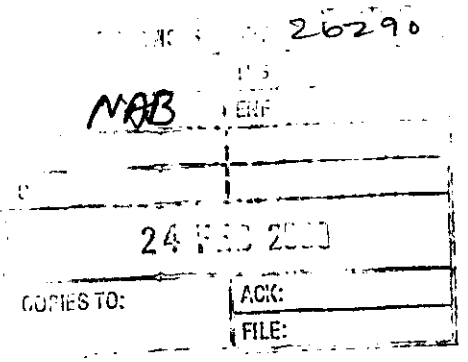


26 Rosedale Crescent
Earley
Reading
RG6 1AS

22 February 2000

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir,

26 Rosedale Crescent, Earley - Application for Planning Consent No F/2000/0539

Thank you for your letter ref Natalie Brown - F/2000/0539 dated 16 February 2000 regarding my application for planning consent for a single storey porch extension to my property.

As requested, please find enclosed 6 copies of the revised drawing B100/002 B with the addition of the other side elevation of the property, together with the confirmation that I have posted the fluorescent notice as required.

Yours faithfully

M. Coles

Environmental Services

For office use only.
Application number: 02.FEB.2000* 0539

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	M. A. COCKE
	Address and postcode	26 ROSEDALE CRESCENT EARLEY READING RG6 1AS
	Phone number	0118 961 7091
2	Agent's Name	N/A
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	26 ROSEDALE CRESCENT
4	Give brief details of the proposal for example, two storey side extension. About the application	PORCH EXTENSION TO THE FRONT
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS AND ROOF TILES TO MATCH EXISTING. PVC-u DOOR AND WINDOW
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below. • 1:2500 scale location plan with the site outlined in red. • 1:500 scale site layout plan. • 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: M. Cole

on behalf of

Date 31/01/00

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

ADDRESS 26 ROSEDALE CRESCENT PARISH EARLEY

PLOT No. ORD. SHEET No. 41 SU. 7473

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
191/49	Messrs. W.T. Wood & Co Ltd	Layout	14/6/49	App. C/K
305/56 -	The County Borough of Reading	- Outline	13/6/56	N/A C/K
17/57 -	The Corporation of Reading	Semi/Det House	13/2/57	App. App
BR 3322	Mr D. Young	Erect Porch	30 9 75	App N/A
BR 20493	"	Lounge Extension	12.4.85	App N/A
28074			5.8.87	C/A
AAA 2863	Mr. S. Kelly	1/St. Extension	7.5.84	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

02 FEB 20

02.FEB.2000* 0539

26 Rosedale Crescent
Earley
Reading
RG6 1AS

31 January 2000

Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir,

Application for Planning Consent for Extension to 26 Rosedale Crescent

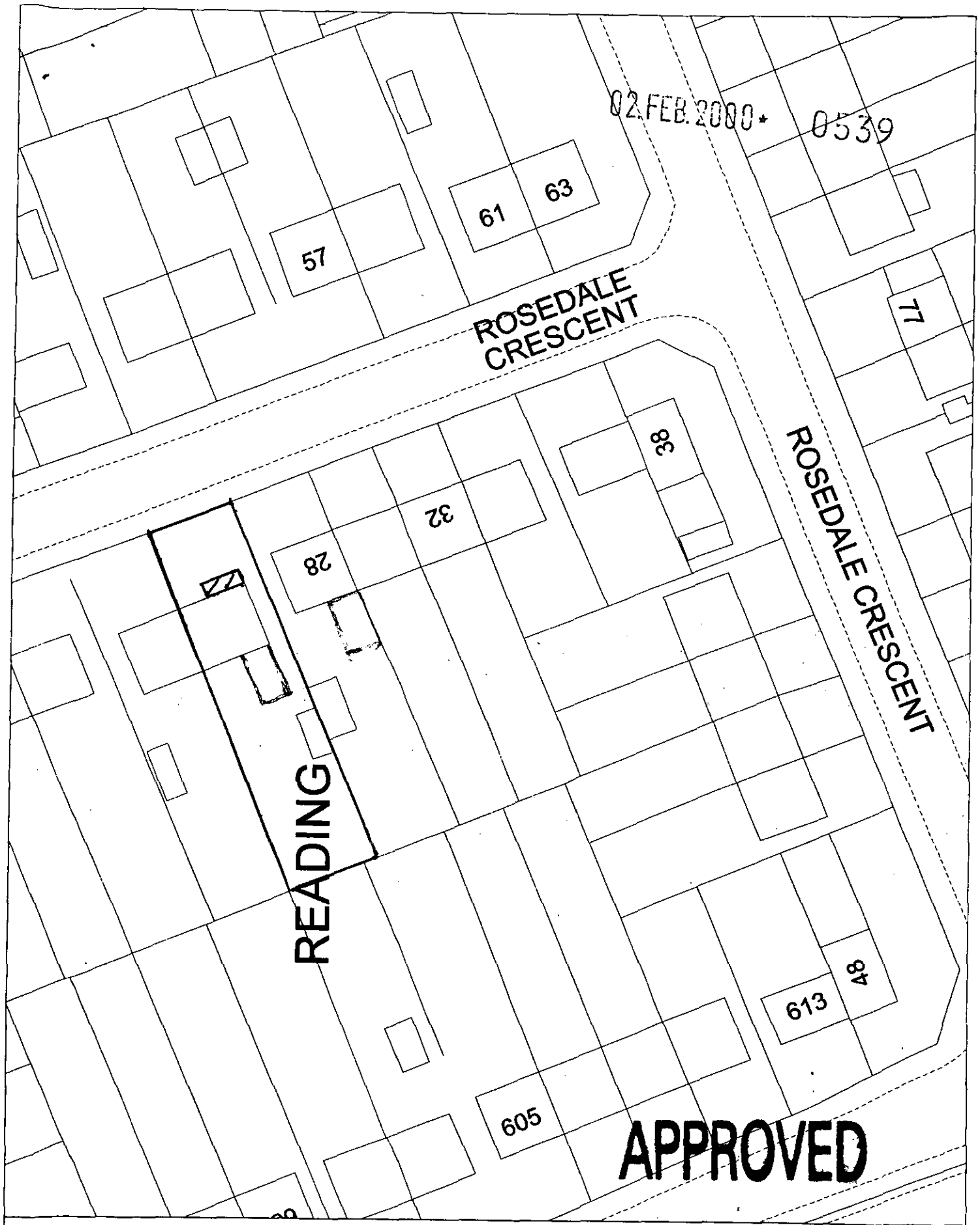
Please find enclosed the following in respect of my Application for Planning Consent for an extension to 26 Rosedale Crescent :-

1) 6 copies of the Application Form
2) A cheque in the sum of £95 for the fee.
3) 6 copies of the 1:2500 plan with the site outlined in red.
4) 6 copies of the 1:500 site plan
5) 6 copies of Drawing B100/200 showing the proposed work at 1:100 and 1:50

Yours faithfully

M. Cocke

M. Cocke



Site Plan, Scale: 1 to 500

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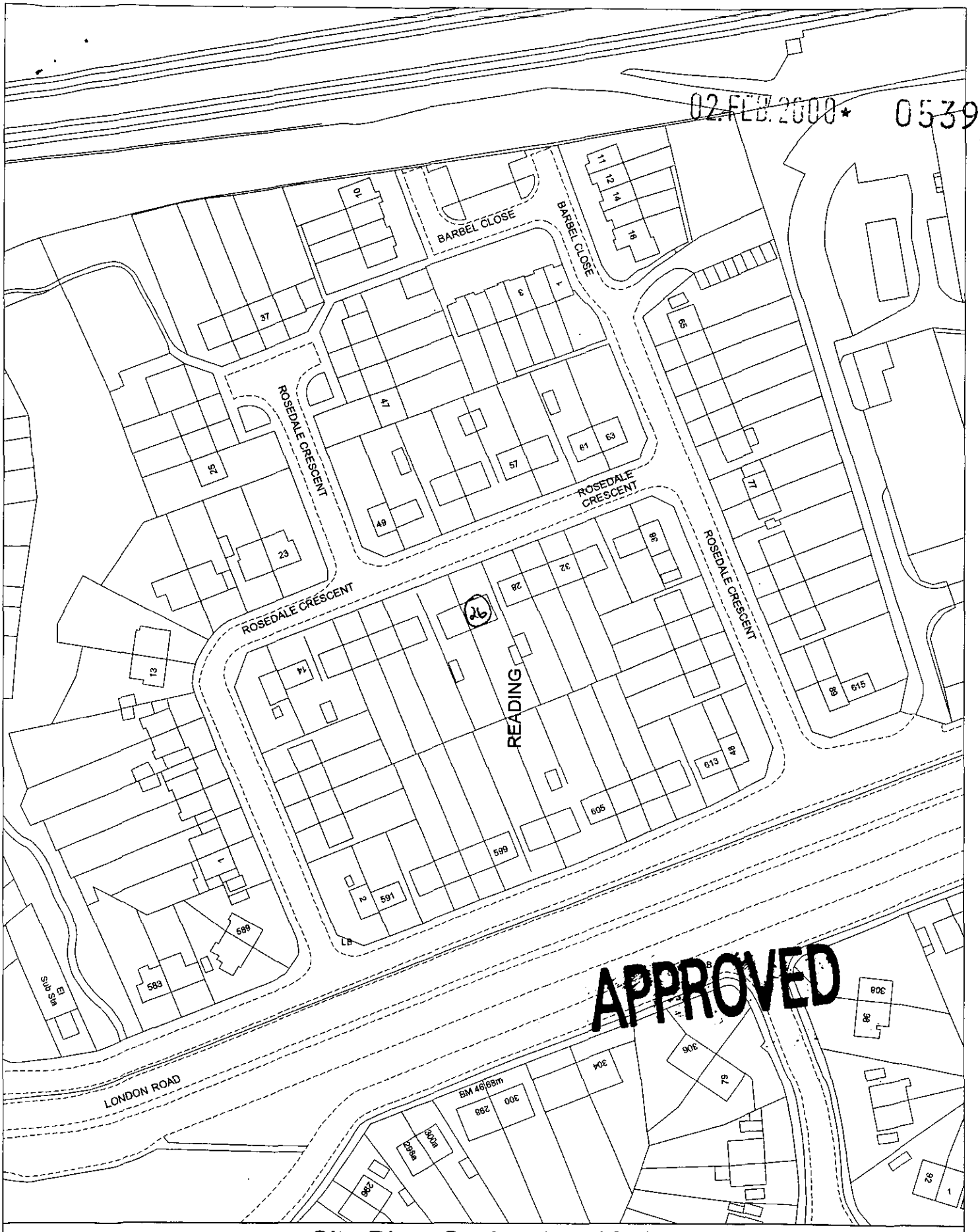
Date: 27 January 2000

02 FEB 2000* 0539



Site Plan, Scale: 1 to 1250

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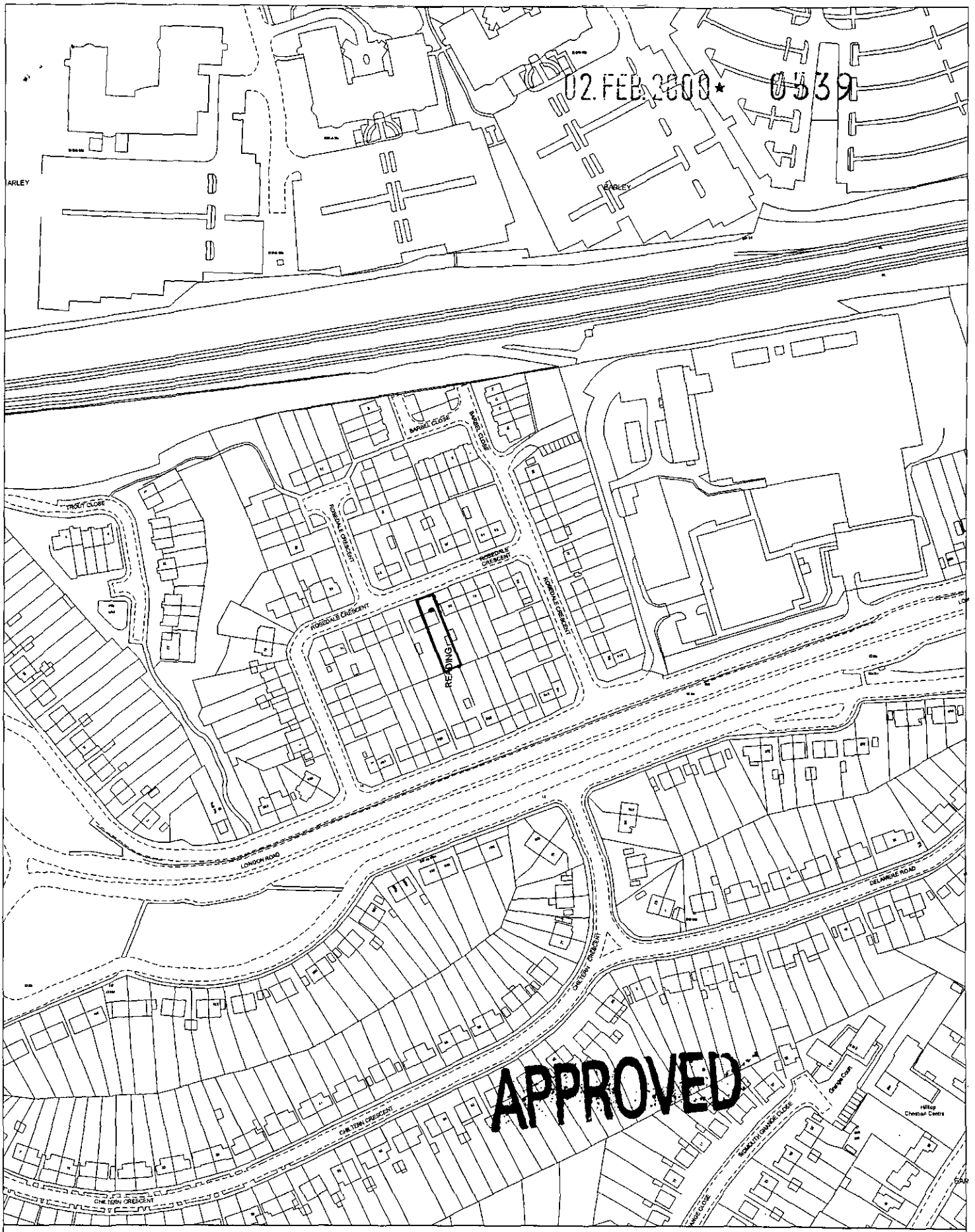
Date: 8 February 2000



Site Plan, Scale: 1 to 2500

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