APPLICATION NO:
F/2000/0540

LOCATION:
16 Radstock Lane, Earley Reading.

APPLICANT:
Dr & Mrs Medcraft C/O Andrew Niven

PROPOSAL:
Proposed single storey rear extension to dwelling and single storey side extension.

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

Dr & Mrs Medcraft
C/O Andrew Niven
144 Andover Road
NEWBURY
Berkshire RG4 6NT

Application Number: F/2000/0540

Parish: **EARLEY**

Location: **16 Radstock Lane, Earley, Reading**

Proposal: **Proposed single storey rear extension to dwelling and single storey side extension**

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.

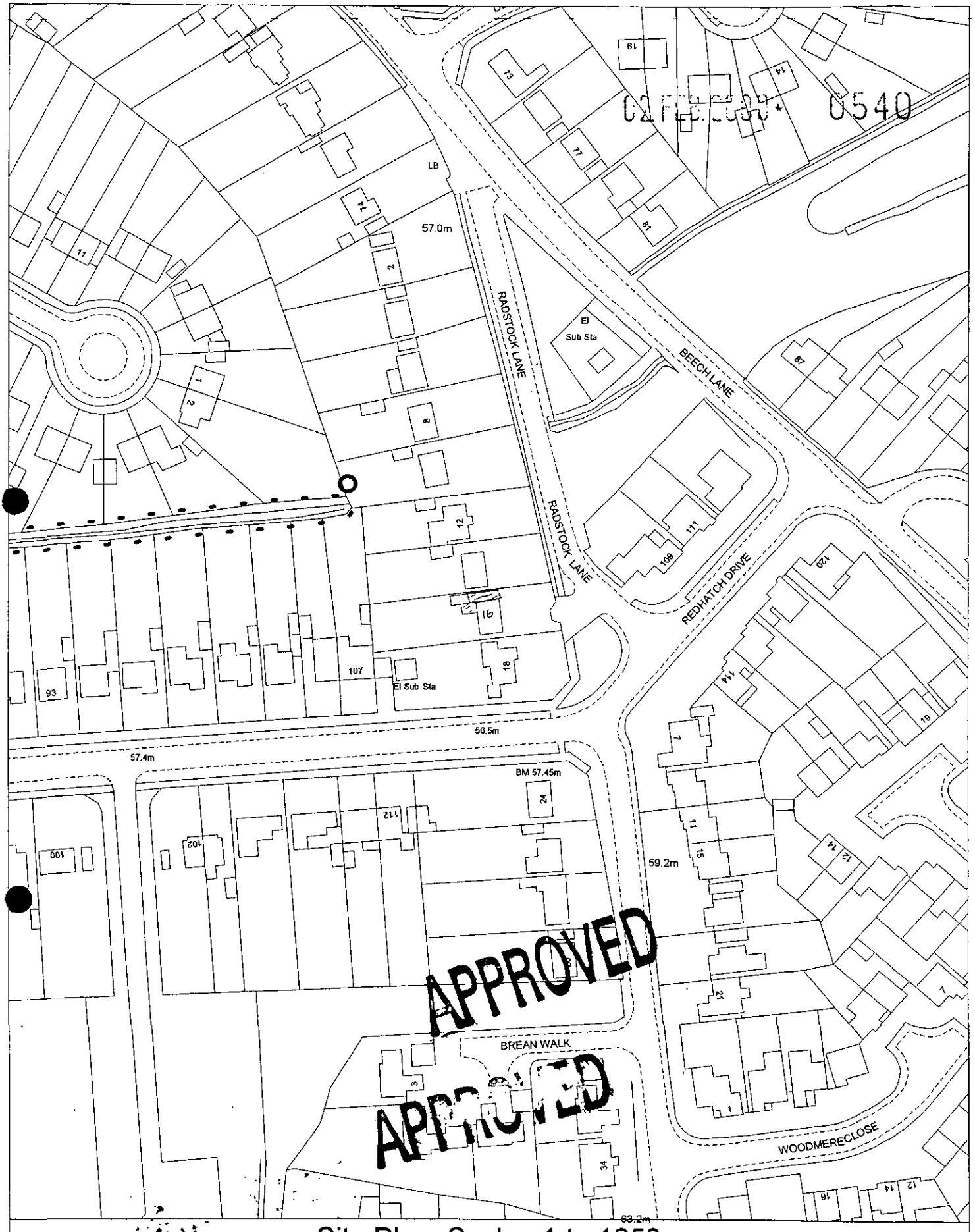
Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 28 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.



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 4 February 2000

N
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finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0540 AT
BUILDING CONTROL NUMBER	FP2000/0323 Alan.
~~APPLICANT~~/AGENT	Andrew Niven
ADDRESS OF SITE	16. Radstock Lane EARLBY
DESCRIPTION OF PROPOSED WORK S/S	S/S rear ext & side ext (to garage)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1002/2	1001/1
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	30/3/00	

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/2000/0540

Applicant : Dr & Mrs Medcraft C/O Andrew Niven.

Location : 16 , Radstock Lane, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling and single storey side extension.

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 : ~~None Received / No comment~~ / No Objections

Highways : No objections

Neighbours/SN : None received

Planning Issues : (1'd 28th).

WDLP/WOS2/WBE1
LALP/LBE1/LBE2.

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

Application Number: F/2000/0540

Appraisal :

1) Impact on streetscene / visual amenity

Materials will match existing, - no detrimental impact to the street scene.

2) Impact on amenities of neighbouring properties.

The proposed development is for a single storey rear extension to dwelling and single storey garage extension to side. The rear extension [redacted] to the dwelling will form an extension to the kitchen and downstairs W.C. It will measure 3.35m wide and protrude 4.1m beyond the existing rear building line, 2.5m to the eaves and 3.6m to the ridge of the half hipped roof.

The garage extension will replace the existing car port and extend to front building line with brick pier, to include a 2.35m flat roof with additional 3No skylights (to match the existing garage) *No. 18, to the South — extended to rear (westwards) with single storey extension set approx 1m away from boundary fence, windows in rear wall only, whilst proposed kitchen extension would project by 4.1m, due to position + distance, occupiers will not be overlooked or overshadowed.

*No. 14 to the north secondary windows (ground floor) in flank elevation facing No 16, 1m away from boundary fence, however the main windows serving the ground floor lounge area will not be overshadowed and overlooked.

3) Highways — the proposal would not affect the highway.

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

(tick appropriate box)

Application Number F/2000/0540
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	'WORK'

RECORD OF SITE VISIT

SITE ADDRESS: 16 Radstock Lane
Earley Reading.

APPLICATION NUMBER: F/2000/0540

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

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on Oak tree at front

2. DESCRIPTION OF SURROUNDINGS

Residential 2 storey detached houses, mixed design. with detached garages.

3. DESCRIPTION OF SITE/BUILDING

Detached 2 storey house, light colour (yellow) brick with white UPVC windows + door frames.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See plan, garage of No 16, is very close to boundary fence of No 14.

5. SITE CONSTRAINTS

TREES None

ACCESS/PARKING As existing

LEVELS /

BOUNDARY TREATMENT — No 18, 1.8m fence along boundary and continues with shrubbery to rear.

OTHERS — No 14, 1m wire fence and 2m high lawson cypress hedge along boundary.

Tel: (0118) 974 6492

Date: 20th March 2000

My ref: F/2000/0540

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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

Dear Councillor

Application Number: F/2000/0540
16 , Radstock Lane, Earley, Reading.
Proposed single storey rear extension to dwelling and single storey side extension.

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~~ Andrew Thorley on (0118) 974 ~~6492~~ 6487.
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 30th March 2000

Yours faithfully

Chris Lowe
Head of Planning ~~and Transportation~~

LISTING FORM Andrew Thorley
Case officer: ~~Natalie Brown~~ Application Number: **F/2000/0540**
16 , Radstock Lane, Earley, Reading.
Proposed single storey rear extension to dwelling and single storey side extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

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: 20th March 2000

My ref: F/2000/0540

WOKINGHAM DISTRICT COUNCIL
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 A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/0540
16 , Radstock Lane, Earley, Reading.
Proposed single storey rear extension to dwelling and single storey side extension..

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

Andrew Thorley 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

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 20th March 2000

My ref: F/2000/0540

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

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/0540
16 , Radstock Lane, Earley, Reading.
Proposed single storey rear extension to dwelling and single storey side extension..

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~~ Andrew Thorley on (0118) 974 ~~6492~~ 6487. 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

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 20th March 2000

My ref: F/2000/0540

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

PLANNING SERVICES | HPT
POL | TLS
DC | EMF
APP
CS
24 MAR 2000
COPIES TO: | ACK:
FILE:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Application Number: F/2000/0540
16 , Radstock Lane, Earley, Reading.
Proposed single storey rear extension to dwelling and single storey side extension.

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

Andrew Thorley 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 fill in the form below.
This form must be received no later than 30th March 2000

Yours faithfully

Chris Ward
Head of Planning ~~and Transportation~~

LISTING FORM Andrew Thorley
Case officer: ~~**Natalie Brown**~~ Application Number: **F/2000/0540**
16 , Radstock Lane, Earley, Reading.
Proposed single storey rear extension to dwelling and single storey side extension.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: F Rolls Date: 22/3/00

Councillor F Rolls

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

FROM: ~~Natalie Brown~~ Andrew

DATE: 16 February 2000

DELEGATED

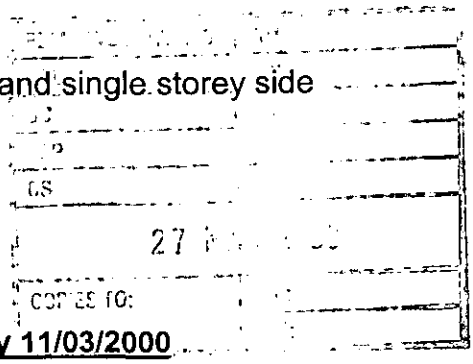
Earley Town Council Consultation Sheet

Application Number: F/2000/0540

Proposal: Proposed single storey rear extension to dwelling and single storey side extension..

Site Address: 16 , Radstock Lane, Earley, Reading.

Applicant: Dr & Mrs Medcraft C/O Andrew Niven.



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

NO OBJECTION

SIGNED: _____ DATE: 23 MAR 2000

CLERK TO Earley Town Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 FEB 2000
Officer: NAB	Application No. F/2000/0540

Map No. 58 Site ...0.95....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION

Location: 16 RADSTOCK LANE

Parish: EARLEY Ward: ~~Redhatch~~ 16-2-2000

Applicant: DR & MRS MEDCRAFT

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

(6)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
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	No door/wall between garage & utility room? Also, ~~garage doors not shown~~	phoned 10/2	
7	Metric scale disclaimer	X NO WALLS	X	
8	Encroachment letter	Confirm no encroachment at boundary (or serve notice & complete Cert B)		
9	Miscellaneous		√ No encroachment letter to follow.	

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:

..... SIN + 14 Radstock Lane ✓

..... & 107 Redhatch Drive .....

.....

.....

.....

.....

.....

.....

.....

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 16 February 2000

Application Number: F/2000/0540

Proposal: Proposed single storey rear extension to dwelling and single storey side extension..

Site Address:
16 , Radstock Lane, Earley, Reading.

Applicant:
Dr & Mrs Medcraft C/O Andrew Niven.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

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

1-3-00

Environmental Services

For office use only.
Application number:

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	DR & MRS MEDCRAFT
	Address and postcode	16 RADSTOCK LANE EARLEY READING RG6 5QL
	Phone number	0118 9874126
2	Agent's Name	ANDREW NIVEN
	Address and postcode	144 ANDOVER ROAD NEWBURY BERKS RG14 6NT
	Phone number	01635 43647
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.	16 RADSTOCK LANE EARLEY READING RG6 5QL
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION & EXTENSION TO GARAGE
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.	BRICKWORK & ROOF TILES TO MATCH EXTG, WINDOWS TO MATCH EXTG
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 3544
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: [signature]

on behalf of DR & MRS MEDCRAFT

Date 31/1/00

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

ADDRESS 16 RADSTOCK LANE PARISH EARLEY

PLOT No. ORD. SHEET No. 58 SU. 7470

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
143/49	Messrs. J. T. Cook & Son Ltd.	Site for New Shops	6. 5. 49	App.
141/66	"	Detached House	27. 10. 66	App.
735/72	Mr. C. J. Morris	Two storey addition Kitchen/Bedroom - Garage	11. 5. 72	App
411/73	Mr J Mallen	Addit + Extens	22. 3. 73	.
PD/244/73	Mr S.W Medcraft	Garage Ext + Car Port	6. 4. 73	App.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

144 ANDOVER ROAD
WASHCOMMON
NEWBURY 12.FEB.2000 0540
BERKS.
RG14 6NT

PLANNING SERVICES	HPT	
POL	TLS	
DC	ENF	
APP		
CS		

14 11/2/00 25897

COPIES TO:

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

For the attention of Miss Brown

Dear Sirs,
Re: 16 Radstock Lane, Earley
Further to my telephone conversation of yesterday's date with Mrs Hurst, I wish to confirm the following:
a) There is to be no dividing wall between the Utility space and the garage.
b) The proposed development does not encroach upon neighbouring properties.
c) The garage is to have close boarded hinged doors to front.

Yours faithfully

A.H.Niven

cc mr & mrs Mederaft.

ADDRESS 16 RADSTOCK LANE PARISH EARLEY

PLOT No. ORD. SHEET No. 58 SU.7470

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
143/49	Messrs. J.T. Cook & Son Ltd	Site for New Shops	6.5.49	App.
141/66	"	Detached House	27.10.66	App.
735/72	Mr. C.J. Mervis	Two storey addition Kitchen/Bedroom-Garage	11.5.72	App
411/73	Mr J Mallen	Addit + Extens	22.3.73	.
PD/244/73	Mr. S.W. Medcroft	Garage Ext + Car Port	6.4.73	App.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
02.FEB.2006 0540

Householder planning application form

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If any question does not apply to you, put N/A in the space.
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1	Your name	DR & MRS MEDCRAFT
	Address and postcode	16 RADSTOCK LANE EARLEY READING RG6 5QL
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6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKWORK & ROOF TILES TO MATCH EXTG. WINDOWS to MATCH EXTG.
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 ☑
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	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.		

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

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- 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: [signature]

on behalf of DR & MRS MEDCRAFT

Date 31/1/00

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