APPLICATION NO:
F/2000/0812

LOCATION:
The George Wokingham Road, Earley Readin

APPLICANT:
Scottish & Newcastle Retail C/O Cliff Walsingham & Company

PROPOSAL:
Proposed two storey rear extension to public house (Duplicate Application)

EARLIEST DATE FOR DECISION: **07/04/2000**

APPLICATION EXPIRY DATE: **27/04/2000**

CASE OFFICER: **Lynette Baker**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Scottish & Newcastle Retail
C/O Cliff Walsingham & Company
Bourne House
Cores End Road
Bourne End
Bucks
SL8 5AR

Application Number: F/2000/0812

Parish: **EARLEY**

Location: **The George, Wokingham Road, Earley, Reading.**

Proposal: **Proposed two storey rear extension to public house (Duplicate Application)**

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

Reason

1. The proposal by virtue of its scale, form, siting and massing, would have an adverse impact on the character setting and fabric of the Listed Building. As such, it is contrary to Berkshire Structure Plan Policy EN4, Loddon Area Local Plan Policies LBE2 and LBE17 and Wokingham District Local Plan Policies WOS3 and WHE13.

John Mitchell
Development Control Manager
Date: 01/08/2000

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.

Date: 17 April 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0812

Location: The George, Wokingham Road, Earley, Reading.

Proposal: Proposed two storey rear extension to public house (Duplicate Application)

Applicant: Scottish & Newcastle Retail C/O Cliff Walsingham & Company.

Case Officer: Lynette Baker

The new plans show the following: Rear elevations. Drawing no 9722/05A.

Comments are required by 27/04/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

Received by Wokingham District Council

Application No: F/2000/0812

PROPOSAL:
Proposed two storey rear extension to public house (Duplicate Application)

LOCATION:
The George, Wokingham Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 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 letter for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/04/2000. 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 of Planning and Transportation

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/0812

Applicant : Scottish & Newcastle Retail C/O Cliff Walsingham & Company.

Location : The George, Wokingham Road, Earley, Reading.

Proposal : Proposed two storey rear extension to public house (Duplicate Application)

Site Notice Displayed ? :

YES	NO	DATE
✓		22/3

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/03/2000

Earliest Date for Decision : 07/04/2000

Latest Consultation Date/Site Notice Expiry Date : 07/04/2000

Application Expiry Date: 27/04/2000

Consultation Responses : Woodley TC: concerned about
- loss of cps, turning area, turning right
Earley TC: ref: inadequate cpk, access to site, loss of tree.
EH: requests conds.
HA approval, no conds
Cons. officer: unacceptable impact on LB
EA: objection - in the flood plain
- but unsure of data (site not actually in flood plain)
Landscape: Sycamore should be retained.

See also 0813

Planning Issues : Impact on Listed Building & its setting - BSP EN4, LALP LBE2, LBE17, WDLP WOS3, WHE13.

Application Number: F/2000/0812 Duplicate applicn – 0810 at appeal.

Appraisal :

History: Several previous extensions, but all s/s with low ridge heights with the least that there appeal subsequent to most bdg.

Listed Building = Grade II Georgian C18th – good example of an Inn constructed of local clay tiles & bricks with sash windows, all of local vernacular.

North west flank elevation is very visible from the public realm – Hatchgate Road & its junction with London Bridge Road. The two storey proposal would be very visible, and would appear out of scale with the original building, inappropriate & obtrusive unacceptable mass of building with a ridge line higher than all the adjoining outbuildings. Design features eg steel balcony & dormer window are considered to be in character with the LB, & therefore detract from it. The extended dormer re-inforces the scale & the proposed addition to the proposal detracts from the character of the LB, & is not in sympathy with it, it is contrary to development plan policies aimed at preserving & enhancing this character. This lack of sympathy is compounded by the fact that the proposal would be so visible, & therefore obtrusive.

Poss loss of TPO sycamore – but could be kept if nec

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

(tick appropriate box)

Application Number F/2000/0812
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposal by virtue of its scale, form, siting and massing, would have an adverse impact on the character, setting and fabric of the Listed Building. As such, it is contrary to Berkshire Structure Plan policy EN4, London Area Local Plan policies LBE2 & LBE7 & Wokingham District Local Plan policies WOS3 & WHE13.

RECORD OF SITE VISIT

SITE ADDRESS: The George
Wokingham Road Earley Reading.

APPLICATION NUMBER: F/2000/0812

OFFICER: Lynette Baker

DATE OF SITE VISIT: 22/3.

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

See notes on 0813.

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: bourne.end@walsingplan.co.uk

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: knutsford@walsingplan.co.uk

www.walsingplan.co.uk

Our Ref: MT/LB/B132/99
12th June 2000

Reply Req

PLANNING SERVICES
FOL
DC
APP
CS
COPIES TO:
DATE: 30526
FILE:

Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN
Attn: Lynette Baker

Your Ref: 2000/0812 and 0813

Dear Ms Baker

The George P.H, Loddon Bridge

I refer to the outstanding applications and appeals in respect of the above site.

The applications appear to have stalled, having been submitted in February, and I'm advised by your office that there is no scheduled committee date, either to determine the extant applications or to make a "had there not been an appeal, we would have" sort of decision in respect of the appeals.

On more than one occasion I have asked for a meeting with yourself and/or with Mr Sanders and these requests have been ignored. I still wish to have such a meeting for reasons last set out in my letter of 17 May. Some time before that you were going to try to resolve the Environment Agency's objection without putting my clients to the unnecessary expense of a full site survey. I await the outcome of this, bearing in mind that you accepted that the extension would be above the flood level. I have indicated that, if the loss of the tree is an issue, we will retain it, but I have had no response to the offer.

My clients are understandably aggrieved that the LPA appears to be doing nothing with either the application or the appeal. We would be only too willing to withdraw the latter if you can deal favourably with the former, but we need some response from you.

I note that the LPA's evidence is now overdue. This puts the Inspectorate in an awkward position, having no evidence from either party, but we cannot provide our statement until we know why you have failed to determine the application or, if you object, on what grounds.

I suggest that we need to meet as a matter of some urgency and would like to do so this week (not Friday).

Yours sincerely

Mark Thackeray
BSc (Hons) DipTP MRTPI
BOURNE END OFFICE

cc. Stuart Wakefield — Oulsnam Design
Peter Hussey — Planning Inspectorate (Room 1004) Re: 1042851 and 1042852

[redacted]

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 14 March 2000

Application Number: F/2000/0812

Proposal: Proposed two storey rear extension to public house (Duplicate Application)

Site Address:
The George, Wokingham Road, Earley, Reading.

Applicant:
Scottish & Newcastle Retail C/O Cliff Walsingham & Company.

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).*

Plans for both applications the same.

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

28-3-00

Tel. (0118) 974 6447

Date: 14 March 2000

Your Ref:

My Ref: Lynette Baker / F/2000/0810

PLANNING SERVICES
POL
DC
APP
CS
COPIES TO:
MAR 2000

WOKINGHAM DISTRICT COUNCIL

Winnersh Parish Council
Mrs J Harlin
Winnersh Community Centre
New Road
Sindlesham
Wokingham
RG41 5DU

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

ADJOINING PARISH CONSULTATION

Application Number: F/2000/0810

Parish: EARLEY

Site Address: The George, Wokingham Road, Earley, Reading.

Proposal: Proposed two storey rear extension to public house (Duplicate Application).

I enclose details of the above application which is **not** within your parish area but is close to the boundary and would be grateful to receive your observations within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2000/0810** in all communications and any response should be addressed to **Lynette Baker** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Chris Wood
Head of Planning and Transportation

WPC
No comments
30.03.00

Plans are same for both applications enclosed.

Date: 17 April 2000

To: Harold Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: F/2000/0812

Location: The George, Wokingham Road, Earley, Reading.

Proposal: Proposed two storey rear extension to public house (Duplicate Application)

Applicant: Scottish & Newcastle Retail C/O Cliff Walsingham & Company.

Case Officer: Lynette Baker

The new plans show the following: Rear elevations. Drawing no 9722/05A.

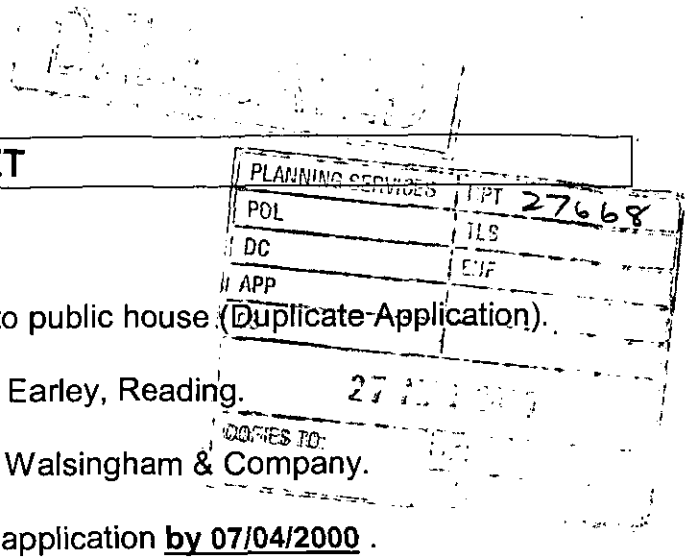
Comments are required by 27/04/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

See comments on F/2000/0610.

FROM: Lynette Baker

DATE: 14 March 2000



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0812

Proposal: Proposed two storey rear extension to public house (Duplicate Application).

Site Address: The George, Wokingham Road, Earley, Reading.

Applicant: Scottish & Newcastle Retail C/O Cliff Walsingham & Company.

Your observations are required in respect of this application **by 07/04/2000** .

Plans for both applications enclosed the same

Comments made under application F/2000/0810 also apply to this application.

SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

WOODLEY TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES | HPT 279 49
POL | TLS
DC | ENF
APP | CE15
CS |
31 MAR 2000
COPIES TO: | ACK:
FILE:

APPLICATION NUMBER: LB/2000/0811 & F/2000/0812

PROPOSAL: Proposed two storey rear extension

SITE ADDRESS: The George, Wokingham Road, Earley

APPLICANT: Scottish & Newcastle Retail

COMMENTS:

The committee expressed the following concerns on these applications:

- the resultant loss of car parking spaces
- the turning/negotiation area for cars and service/delivery vehicles would be difficult
- the particular hazards for vehicles turning right from Wokingham Road/Loddon Bridge Road

SIGNED: [signature] DATE: 29.3.00.

For Woodley Town Council

CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: enquiries@cliffwb.enterprise-plc.com

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: enquiries@cliffwb.enterprise-plc.com

PLANNING OFFICES	
POL	TLS 27454
DC LEB	ENF
APP	
CS	
22 MAR 2000	
COPIES TO:	ACK:
	FILE:

Our Ref: MT/LB/B132/99
20th March 2000

2000/0810
0811
0812
0813

LEB

Mrs ~~Hurst~~
Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

Card
needs distributing
bettie 7/4

Dear Mrs Hurst

The George, Loddon Bridge

Further to our recent correspondence I enclose 22 drawings showing the missing rear elevation and the amended car parking elevation (adding the omitted door). I hope that this now completes the set and that we can look forward to an early decision. If there is anything which you wish to discuss please let me know.

I also enclose the cards confirming the display of the site notice.

Yours sincerely

L Bullen

pp Mark Thackeray
BSc (Hons) DipTP MRTPI
BOURNE END OFFICE

Encl.

ADD[illegible]N
0810
0811
0812
0813

Director: Cliff Walsingham Dip.TP. Principal Consultant: Stephen Brooker Dip.T&CP. MRTPI.
Mark Thackeray BSc.Dip.TP. MRTPI. Christine Roberts BSc. MSc. MRTPI John Wilcock BA(Hons). MRTPI

Crowdcrete Ltd., Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Company Reg. No. 1840469

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 MAR 2000	Map No. 53 Site 0.39
Officer: LEB	Application No. F/2000/0812
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO PUBLIC HOUSE (DUPLICATE APPLICATION)

Location: THE GEORGE PH WORING ~~GRAY~~ ROAD

Parish: EARLEY Ward: Little Hugeford 14.3.2000

Applicant: SCOTTISH & NEWCASTLE RETAIL
resubmission 69270 LA & 69271 F w/drawn

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Rear elevation.	phoned for add inf.	
6	Floor plans	1) Cellar door shown on ground floor plan, not shown on elevation from main car park.	to follow	
7	Metric scale disclaimer	2) "Feature timber door" shown on side elevation, not shown on floor plans.		8/3
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required ..... Listed Bdg (not in Cons. area)

Date Site Notice Sent : 14.3.2000 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	: Winnersh & Wooley
Southern Electricity Board	BN: ✓ .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: ✓ Flood Zone -

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+ 477 Wokingham Road, Earley .....

..... Garage at 660 Wokingham Road, Earley .....

..... 3 Hoaldon Bridge Road, Earley .....

.....

.....

.....

.....

.....

.....

PLANNING

APPLICATION

mob de number

0836 371 850

CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: enquiries@cliffwb.enterprise-plc.com

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: enquiries@cliffwk.enterprise-plc.com

Our Ref: MT/LB/B132/99
25th February 2000

Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

02 MAR 2000 C012

Dear Sir/Madam

The George P.H, Loddon Bridge

We act for Scottish & Newcastle Retail and on their behalf enclose duplicate planning applications and listed building applications for an extension to the outbuildings of the above premises.

There have, as you know, been applications in the past for similar works (99/69270 and 69271) which appear to have taken an inordinate amount of time to process and, even after nine months on your books, were not determined by the local planning authority. As the period for a non-determination appeal was also overrun, Scottish and Newcastle Retail had no choice but to withdraw the applications. My brief is to avoid a repetition of such delays, as the need for this modest but essential accommodation has become crucial.

The earlier files included records of meetings that were arranged, cancelled by the LPA and never reconvened, and I wish to be sure that a more positive attitude is taken by all parties this time around. You will know why the applications are made in duplicate, but this by no means implies a wish to avoid reasonable negotiation and discussion. If, in your view, there is a deficiency in the scheme that can be resolved through discussion and amendment to effect a favourable decision within eight weeks, then we most certainly wish to consider your views and respond to them.

Given the history of the site, it may be unnecessary to repeat the background to the proposal, but I shall do so for any new consultees. The George, always a popular pub, has become even more popular since the opening of the multiplex cinema on the opposite side of the Loddon. The capacity of the pub, and in particular its kitchen, to cater for the volume of restaurant trade now required has been shown to be inadequate, and the proposal to extend stems from the need for provide more back of house space for food preparation, administration, storage and for staff.

In listed building terms the existing structure has a high ceiling height of nearly 2.5 metres so we can effect the additional floor internally with only a modest increase in the height of the outbuilding, less than a metre to eaves level. Because the width of the building is unchanged the roof pitch also remains the same, overcoming a criticism of an earlier scheme.

Cont/d.....

The materials would be chosen to match those of the existing structures.

This very modest extension would make a very big difference to the operation of the pub and to the service provided for its patrons. I trust that you can deal with the applications favourably and speedily. If you have any questions or reservations, please do not hesitate to contact me.

Yours faithfully

Mark Thackeray
BSc (Hons) DipTP MRTPI
BOURNE END OFFICE

Encl.

1789/a

SECTION 66 CERTIFICATE

Application No.

02.MAR.2006 08:2

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 C. WALSINGHAM & CO.

On behalf of SCOTTISH NEWCASTLE RETAIL

Date 25/2/00

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

CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: enquiries@cliffwb.enterprise-plc.com

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: enquiries@cliffwb.enterprise-plc.com

Our Ref: MT/LB/B132/99
25th February 2000

Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

02.MAR2000* 0812

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The George P.H, Loddon Bridge

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Cont/d.....

The materials would be chosen to match those of the existing structures.

This very modest extension would make a very big difference to the operation of the pub and to the service provided for its patrons. I trust that you can deal with the applications favourably and speedily. If you have any questions or reservations, please do not hesitate to contact me.

Yours faithfully

Mark Thackeray
BSc (Hons) DipTP MRTPI
BOURNE END OFFICE

Encl.

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, RG11 1WR

FOR OFFICE USE ONLY

C2.[illegible] 0012

1.	APPLICANT'S NAME	SCOTTISH + NEWCASTLE RETAIL
	ADDRESS	RIVERSIDE HOUSE, RIVERSIDE WAY, NORTHAMPTON
	POST CODE	NN1 5NH PHONE 01604 239000
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CLIFF WALSINGHAM + COMPANY
	ADDRESS	BOURNE HOUSE, CORES END ROAD, BOURNE END, BUCKS
	POST CODE	SL8 5AR PHONE 01628 532244
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	THE GEORGE P.H. LODDON BRIDGE ROAD READING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION TO OUTBUILDING TO FORM STAFF ROOM, OFFICE, STORE AND CELLAR
5. Give the area in hectares or part of a hectare	AREA OF SITE	.25
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	SEE ATTACHED SCHEDULE

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.

PUBLIC HOUSE

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.

BRICKS TO MATCH EXISTING
TILES 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

TO LODDON BRIDGE RD + WOKINGHAM RD
NO CHANGE

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

NOT APPLICABLE TO THE PROPOSAL

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.

RESUBMISSION FOLLOWING WITHDRAWAL

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 C. WALSINGHAM + CO ON BEHALF OF SCOTTISH + NEWCASTLE DATE 25/2/00

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	ALL	NONE	50	
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				
OTHER	Please Specify				
	TOTAL			50	

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		

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.

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

SCOTISH + NEWCASTLE RETAIL
NO

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

Existing Staff	Transferred Staff	New Staff	Total

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

NO

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

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 ?

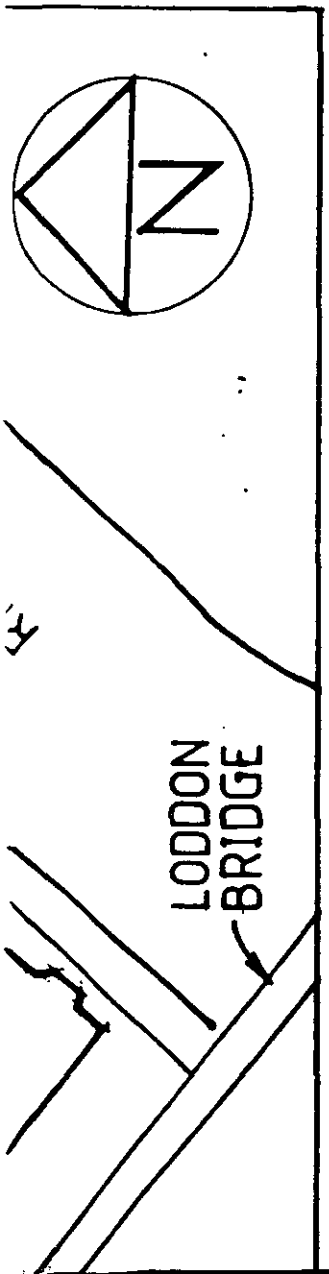
You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive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

DATA PROTECTION ACT 1984

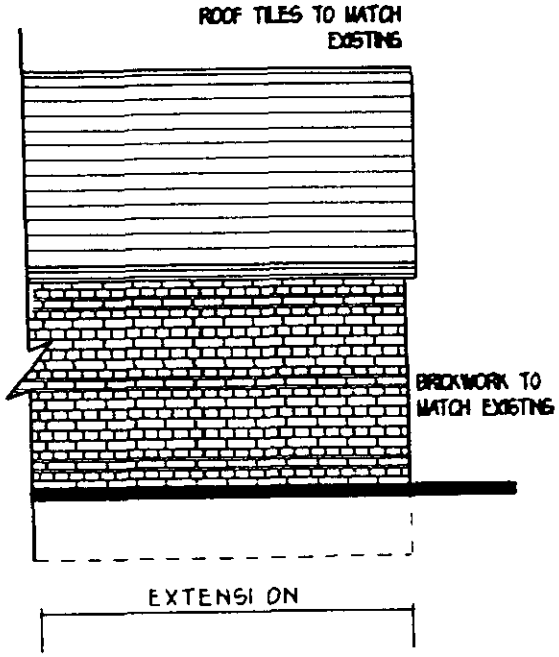
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the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

02 MAR 2006 0812

SITE LOCATION PLAN 1: 2500



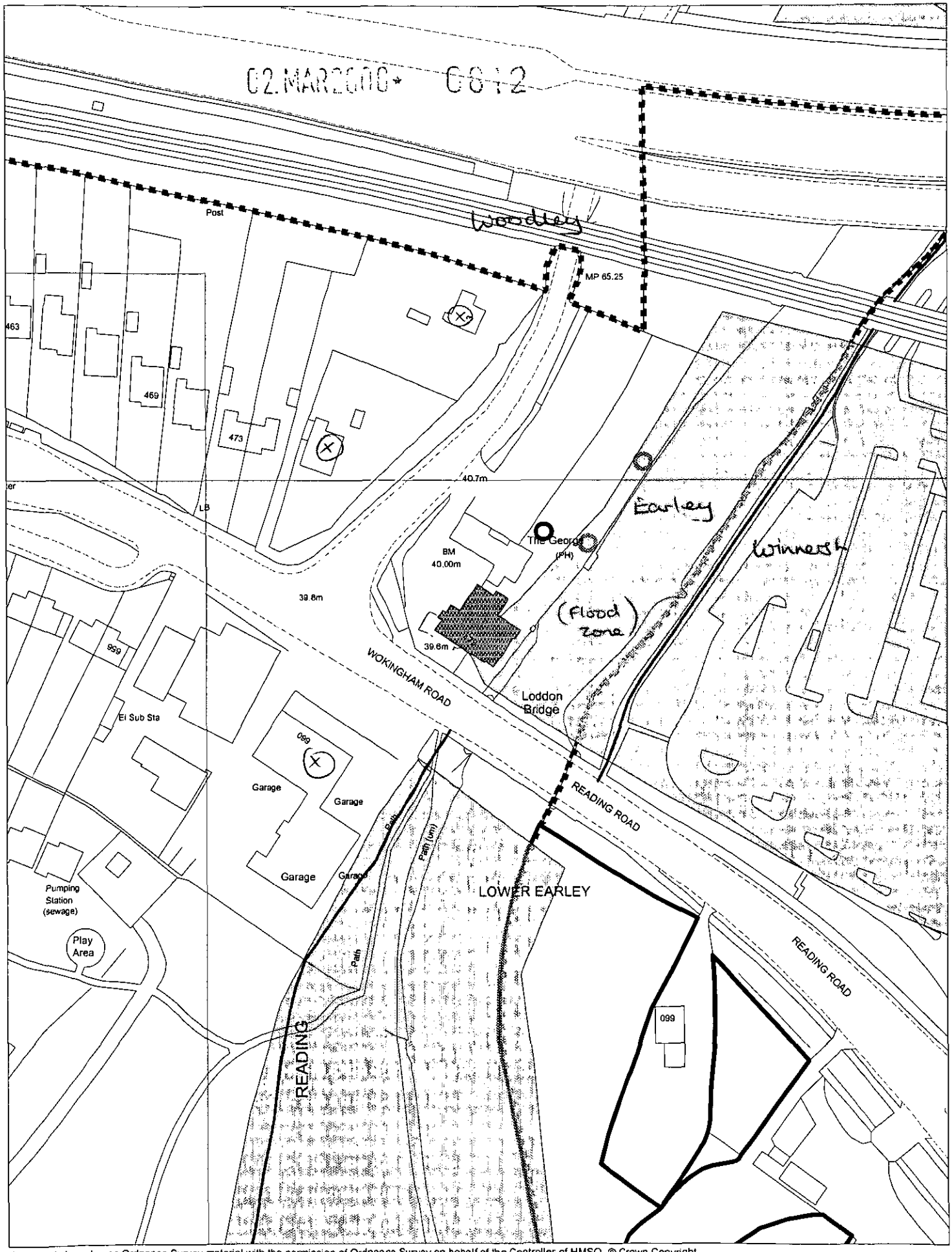
REFUSED



PROPOSED PART REAR ELEVATION

ADDITIONAL PLAN

0810
0811
0812
0813



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Development Control Section, Environmental Services, Wokingham District Council.

8 March 2000

Scale: 1 : 1250

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