APPLICATION NO:
F/2002/7897

LOCATION:
Land At Junction Of Church Lane/ Hollow Lane, Shinfield Reading.

APPLICANT:
Crest Nicholson Residential S Ltd C/O Omega Partnership Ltd

PROPOSAL:
Proposed erection of enclosure for electricity distribution sub-station.

EARLIEST DATE FOR DECISION: **13/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
24/12/2002

CASE OFFICER: **Kerrin Lithgow**

APPROVED

Application No: F/2002/7897 KL

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Crest Nicholson Residential Ltd
C/O Omega Partnership Ltd
Glenavon House
39 Common Road
CLAYGATE
Surrey KT10 OHG

Application Number: F/2002/7897

Parish: **SHINFIELD**

Location: **Land At Junction Of Church Lane/Hollow Lane, Shinfield, Reading.**

Proposal: **Proposed erection of enclosure for electricity distribution sub-station.**

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.

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies OS1, LD3, EN1
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 21/01/2003

Notice checked by: _____

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.

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/7897

Applicant : Crest Nicholson Residential S Ltd C/O Omega Partnership Ltd.

Location : Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.
Proposal : Proposed erection of enclosure for electricity distribution sub-station.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/12/2002.

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12/2002.

Date Registered : 29/10/2002

Earliest Date for Decision : 13/12/2002

Latest Consultation Date/Site Notice Expiry Date : 13/12/2002

This application will have expired on: 24/12/2002. 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 :
EH : No objection.
EA : No objection.
Property Dept : No objection.

Planning Issues :
1. Impact upon Neighbouring Properties
2. Impact upon character of area.
3. Impact upon Highway safety.

Application Number: F/2002/7897

Appraisal :

1. Impact upon neighbouring properties.
The building measures 4·3m (h) x 4·6m (w) x 4·5m (l) with prefabricated double doors and vents to either side. It is not considered that the building is overly obtrusive. The siting of the sub-station has been viewed within the RM application F/2002/7688 and is remote from any neighbouring dwellings thereby having little effect. (plans of 13/12/2002).

2. Impact upon character of the area.
The building is located further back on the building line next to ~~[illegible]~~ Hollow Lane. It is not considered that the building will have any adverse effect on the streetscene.

3. Highway safety.
No implications.

Condition recommended to be placed on the approval ensuring landscaping around the building (particularly the side of the building fronting on to Hollow Lane). (TO BE PLACED ON CONDITIONS OF FULL APPLICATION F/2002/7688).

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

Application Number F/2002/7897
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	Full Permission - 5 years.
~~2~~			

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LOE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3 WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: OS1 CD3 EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T G Wilson
(Development Control Manager)

Date: 30/1/03

RECORD OF SITE VISIT

SITE ADDRESS: Land At Junction Of Church Lane/ Hollow Lane Shinfield Reading.

APPLICATION NUMBER: F/2002/7897

OFFICER: Kerrin Lithgow

DATE OF SITE VISIT: 13/12/2002.

1 SITE/STATUTORY NOTICE DISPLAYED ? Y.

2. DESCRIPTION OF SURROUNDINGS

Construction site at present (F/2002/7688) well removed from Hollow Lane.

3. DESCRIPTION OF SITE/BUILDING

Construction site.

4. RELATIONSHIP TO ADJOINING PROPERTIES

From proposed plans, appears well-removed from proposed dwellings.

5. SITE CONSTRAINTS

TREES – Recommend condition on full application (F/2002/7688) so as to ensure least effect on streetscene.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS – NOTED that building materials to be of brick matching the development F/2002/7688.

Kerrin Lithgow

From: John Mullaney
Sent: 26 November 2002 11:12
To: Kerrin Lithgow
Subject: Land Church Lane/Hollow Lane F/2002/7897

I have no objections to the enclosure for the substation.

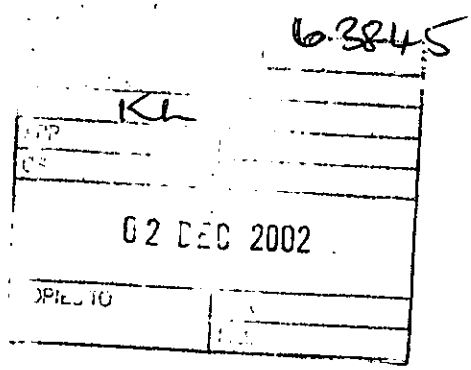
John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Our ref: sp.wdc.nc
Your ref:

Date: 27 November, 2002

ENVIRONMENT AGENCY

Environmental Services Department
Planning Services
Wokingham Unitary Authority
Council Offices, Shute End
P.O.Box 157
Wokingham
Berkshire
RG40 1WR



Dear Sir/Madam

RE: PLANNING CONSULTATIONS

The Environment Agency has received the following planning applications from your Authority for consultation. The Agency has no comment to make in regard to these applications.

Application no.	Site	Planning Officer
F/2002/7897	Land at Junction Church Lane, Hollow Lane	K Lithgow
F/2002/7878	15 Westview Drive, Twyford	D Gigg
F/2002/7892	Pebble Cottage, Milestone Ave, Charvil	P Taylor
F/2002/7800	81 Gypsy Lane, Wokingham	L Smith
F/2002/7739	7 Tomlinson Dr, Finchapstead	N Brown
F/2002/7887	28 Rose Close, Woodley	P Taylor
F/2002/7872	10 Crail Close, Wokingham	D Gigg
F/2002/7964	Broad Oak House, London Rd, Wokingham	E Circuit
F/2002/7929	8 Phillips Close, Woodley	L Smith
F/2002/7995	1 Dalby Close, Hurst	D Gigg
F/2002/7864	Land r/o 1 & 3 Cheviot DR, Charvil	A Odell
F/2002/7384	Microsoft Ltd, TVP Drive, Sonning	H Lynch
F/2002/7926	The Lodge, Crazies Hill, Wargrave	A Odell
F/2002/7934	47 Wargrave Rd, Twyford	L Smith
F/2002/7921	16 Woodhurst Lane, Wokingham	P Taylor
F/2002/7939	Windrush, Basingstoke Rd, Three Mile Cross	N Brown
F/2002/7803	25 Wenlock Edge, Charvil	A Odell

Cont/d..

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ
Tel: 01276 454300 Fax: 01276 454301

F/2002/7806	24 Broadwater Rd, Twyford	A Odell
F/2002/7805	Beechwood County School, Ambleside Close, Woodley	T Davies
F/2002/7844	43 King Street Lane, Winnersh	L SMith

If you have any queries regarding the above, please contact me on 01276 454323.

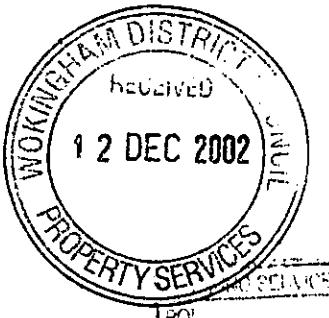
Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: sarah.paxman@environment-agency.gov.uk

FAO Peter Anderson

From
To: Peter Anderson
Property Dept
To
From: Kerrin Lithgow

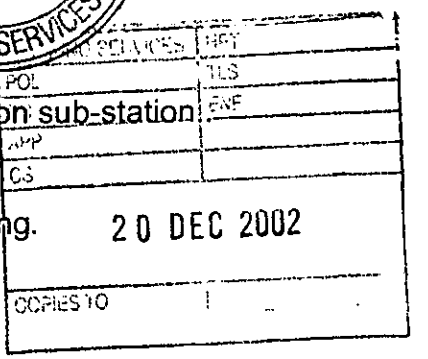


Date: 11 December 2002

Application Number: F/2002/7897

Proposal: Proposed erection of enclosure for electricity distribution sub-station

Site Address:
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.



Applicant:
Crest Nicholson Residential S Ltd C/O Omega Partnership Ltd.

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

Kerrin,

We have examined the plans you kindly forwarded to us and upon inspection we are satisfied that the site falls within the curtilage of the applicant and does not impinge on adjacent Council-owned land.

many thanks

Peter Anderson

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/7897
CASE OFFICER: Kerrin Lithgow

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Application Number : F/2002/7897	**Map No :** 12
Case Officer : KL	**Site Area :** 0.01
Valid Date : 29/10/02	**Received Date: 29/10/2002**

Level : Delegated Application

Description : Proposed erection of enclosure for electricity distribution sub-station.

Location : Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.

Parish : SH **Ward : SHI**

Applicant : Crest Nicholson Residential S Ltd C/O Omega Partnership Ltd.

Fee Required: £110 **Fee Received: £110** (10)

Additional: ..... **or Refund: .....**

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED		faxed 14/11	
S.66 MISSING/INCORRECT/ UNSIGNED	missing.		✓ 18/11
ELEVATION PLANS	details of enclosure/fence ? Rear elev. of building.		NONE ✓ 18/11
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB ✓ South

British Gas

Oil pipeline

Transco

Environment Agency ✓ Landfill Cons ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

..... Rural Area / Countryside

.....

.....

.....

.....

NEIGHBOURS

..... ✓

S/N + See map

.....

.....

No pre-apps.

**********FILE COPY**********

Tel: (0118) 974 6441

Date: 19 November 2002

My ref: F/2002/7897

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2002/7897
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.
Proposed erection of enclosure for electricity distribution sub-station.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Kerrin Lithgow** on **(0118) 974 6441** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Kerrin Lithgow** Application Number: **F/2002/7897**
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.
Proposed erection of enclosure for electricity distribution sub-station.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Bryant

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6441

Date: 19 November 2002

My ref: F/2002/7897

WOKINGHAM UNITARY
Aiming for Excellence

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2002/7897
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.
Proposed erection of enclosure for electricity distribution sub-station.

I write to let you know that the above mentioned application has been received.

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If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Kerrin Lithgow** on **(0118) 974 6441** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Kerrin Lithgow** Application Number: **F/2002/7897**
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.
Proposed erection of enclosure for electricity distribution sub-station.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor B Patman

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6441

Date: 19 November 2002

My ref: F/2002/7897

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2002/7897
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.
Proposed erection of enclosure for electricity distribution sub-station.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Kerrin Lithgow** on **(0118) 974 6441** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Kerrin Lithgow** Application Number: **F/2002/7897**
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.
Proposed erection of enclosure for electricity distribution sub-station.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Pollock

**********FILE COPY**********

WOKINGHAM UNITARY
Aiming for Excellence

Received by Wokingham District Council

Application No: F/2002/7897

Proposal:
Proposed erection of enclosure for electricity distribution sub-station.

Location:
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.

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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7897 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Kerrin Lithgow P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/12/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

19 November 2002

Organisation_Name	Building_Name	address1	Postcode
		10HOLLOW LANEREADING	RG2 9BT
		2WYCHELM ROADREADING	RG2 9DJ
		4WYCHELM ROADREADING	RG2 9DJ
		5WYCHELM ROADREADING	RG2 9DJ
	5A	5AWYCHELM ROADREADING	RG2 9DJ

Neighbour list F/2002/7897

29.OCT.2002 7857

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 14/11/02

TO: Barry Reid

FROM: Carol Hunter **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 4

RECIPIENT FAX NUMBER: 01372 470358

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: planning applicaton.

NOTES: Please see attached letter for additional information required for your planning applicaton.

29.OCT.2002 7897

Tel. (0118) 974 6429 or 6433

Date: 14 November 2002

Your Ref:

My Ref: F/2002/7897

WOKINGHAM UNITARY
Aiming for Excellence

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

Crest Nicholson Residential S Ltd
C/O Omega Partnership Ltd
Glenavon House
39 Common Road
Claygate
Surrey
KT10 OHG

Dear Sir/Madam

Reference Number: 2002/7897

Site Address: Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.

Proposal: Proposed erection of enclosure for electricity distribution sub-station.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please fill in a Section 66 to go with this application.

Please provide all elevations of the enclosure/fence ,drawn to scale.

Please provide the rear elevation of the building.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

29.OCT.2002 7897

7897

OMEGA PARTNERSHIP LIMITED
ARCHITECTS & DEVELOPMENT CONSULTANTS
GLENAVON HOUSE · 39 COMMON ROAD · CLAYGATE · SURREY · KT10 0HG
TEL: 01372 470313 · FAX: 01372 470358 · E-MAIL: firstname@omegapartnership.co.uk

29 OCT 2002

25th October 2002

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Carol,

LAND AT JUNCTION OF WYCHELM ROAD/HOLLOW LANE, SHINFIELD, READING.
FULL APPLICATION

Please find enclosed six copies of the planning application form, and relevant drawings for the erection of an electricity sub station at the above location.

Please call me if you have any queries.

Yours sincerely

Barry Reid

BARRY REID
For and on behalf of The Omega Partnership Limited

Encl.

c.c. John Langley - Crest Nicholson Residential South Limited

29.OCT.2002 7897

Tel. (0118) 974 6429 or 6433

Date: 14 November 2002

Your Ref:

My Ref: F/2002/7897

WOKINGHAM UNITARY
Aiming for Excellence

Crest Nicholson Residential S Ltd
C/O Omega Partnership Ltd
Glenavon House
39 Common Road
Claygate
Surrey
KT10 OHG

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 Sir/Madam

Reference Number: 2002/7897

Site Address: Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.

Proposal: Proposed erection of enclosure for electricity distribution sub-station.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please fill in a Section 66 to go with this application.

Please provide all elevations of the enclosure/fence ,drawn to scale.

Please provide the rear elevation of the building.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

63337

CAH

OMEGA PARTNERSHIP LIMITED

ARCHITECTS & DEVELOPMENT CONSULTANTS

GLENAVON HOUSE · 39 COMMON ROAD · CLAYGATE · SURREY · KT10 0HG
TEL: 01372 470313 · FAX: 01372 470358 · E-MAIL: firstname@omegapartnership.co.uk

15th November 2002

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Carol Hurst

Dear Sirs,

LAND AT JUNCTION OF WYCHELM ROAD/HOLLOW LANE, SHINFIELD, READING.
FULL APPLICATION

Please find enclosed six copies of the section 66 certificates, and additional drawing 1020/191/A showing the requested rear elevation to the sub station. Please add the enclosed to the previously received information relating to this application. I hope that the enclosed will be sufficient to allow your department to speedily process the application.

If I can be of any further assistance, please do not hesitate to contact me.

Yours faithfully,

BARRY REID
For and on behalf of The Omega Partnership Limited

Encl.

c.c. John Langley - Crest Nicholson Residential South Limited

No fencing
building only

25 OCT 2002 7897

OMEGA PARTNERSHIP LIMITED

ARCHITECTS & DEVELOPMENT CONSULTANTS

GLENAVON HOUSE 39 COMMON ROAD CLAYGATE SURREY KT10 0HG
TEL: 01372 470313 FAX: 01372 470358 E-MAIL: office@omegapartnership.co.uk

Client	Crest Nicholson Residential South	1	1	1		E	1	1							
Engineer															
M & E															
Planning	Wokingham District Council		1	6				6							
Bld Regs															
L/Scape	ACD Landscape				1										
T/Frame															
File		1	1	1				1							

Drg No.	Drawing Title.	11 09 02	17 09 02	26 09 02	30 09 02	06 11 02	11 11 02	15 11 02							
175	Plots 63 - 74 - Floor Plans	A	A	A	A	B	B								
176	Plots 63 - 74 - Elevations	A	A	A	A	B	B								
180	Plots 75 - 85 - Grd & 1st Floor Plans	A	A	A	A	B	B								
181	Plots 75 - 85 - 2nd & Roof Plans	A	A	A	A	B	B								
182	Plots 75 - 85 - Elevations	A	A	A	A	B	B								
185	Plots 110 - 117 - Floor Plans	A	A	A	A	B	B								
186	Plots 110 - 117 - Elevations	A	A	A	A	B	B								
190	Garages + Refuse store	A	A	A	A	A									
191	SUB STATION - REAR ELEVATION							A							

D = Disk
E = E-mail
S = Superseded

29 OCT 2002 7897

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

29 OCT 2002

1.	APPLICANT'S NAME	CREST NICHOLSON RESIDENTIAL (SOUTH) LTD
	ADDRESS	NICHOLSON HOUSE, 14 THAMES STREET, WEYBRIDGE, SURREY
	POST CODE	KT13 8JG PHONE 01932 700500
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	OMEGA PARTNERSHIP LIMITED,
	ADDRESS	GLENAVON HOUSE, 39 COMMON ROAD CLAYGATE, SURREY
	POST CODE	KT10 0HG PHONE 01372 470718
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	LAND NEAR JUNCTION OF HOLLOW LANE AND WYCHELM ROAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ENCLOSURE FOR ELECTRICITY DISTRIBUTION SUB-STATION
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.00163ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	APPLICANT OWNS LAND
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1020/10C - SITE PLAN & LOCATION PLAN BS220277/01B SUB-STATION ENCLOSURE.
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 ?

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

VACANT

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.

REFER TO ENCLOSED DRAWINGS

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.

SITE ENCLOSED BY PROPOSED SUB-STATION ENCLOSURE.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

RAINWATER DOWNPIPES FROM ROOF DISCHARGE INTO EXISTING SYSTEM.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~/NO

If no, please give details: NO FOUL SEWAGE.

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

ACCESSED FROM PROPOSED PARKING COURT.

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

LEVEL THRESHOLD

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.

ONE HUNDRED AND TEN POUNDS.

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 Ben Reid. FOR AND ON BEHALF OF OMEGA PARTNERSHIP LIMITED ON BEHALF OF CREST NICHOLSON RESIDENTIAL (SOUTH) LTD DATE 25/10/2002

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				
B7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify UTILITY	—	—	16.32m²	—
OTHER	Please Specify				
	TOTAL			16.32m²	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	NONE	NONE
Proposed	NONE	NONE

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.
— ELECTRICITY DISTRIBUTION SUB-STATION

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

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
NONE	NONE	NONE	NONE

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.

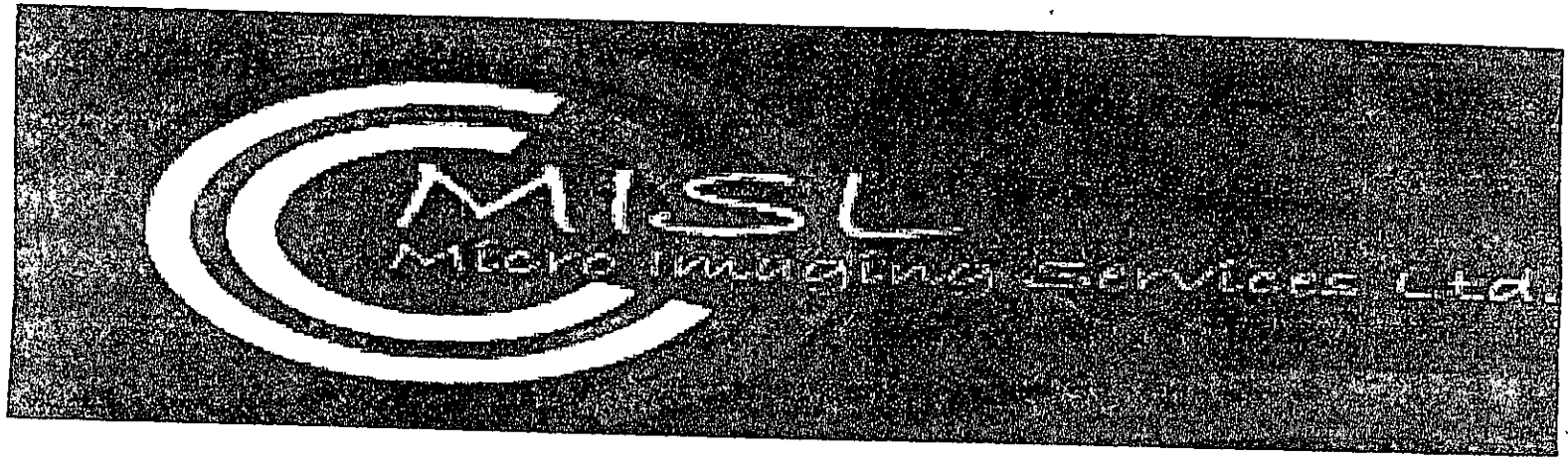
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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.'

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

1789/a

SECTION 66 CERTIFICATE

29 OCT 2002 7857

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

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

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) .....

  .....

(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).

- 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) .....

.....

● Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

(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).

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 By Kaid FOR AND ON BEHALF OF OMEGA PARTNERSHIP LIMITED

On behalf of CREST NICHOLSON RESIDENTIAL (SOUTH) LTD

Date 15/11/02

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

① ADDRESS LAND AT HOLLOW LANE W. SIDE PARISH SHINFIELD

PLOT No. S. OF NIRD JUNCTION WITH CHURCH LANE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39292 APPEAL	UNIV. OF READING	O/L. RES. DEV.	19.5.92	Ref
70802	Non determined	105 Dwell	16.5.00	CA LA.
65387	Non determined			
67371	Non determined			
RM/2002/6010	Crest Nicholson Res.	Cons. 70802 - Phase 1 for erection of 59 dwellings	24.7.02	C/A
F/2002/6589				
F/2002/6590				
F/2002/6591	Crest Nicholson	Underground storage tank for surface & storm water drainage	29.8.02	C/A
F/2002/6592	"	"	"	C/A
RM/2002/7688	"	RM on 70802 erect 77 dwell		

DATE OF COMPLETION

MINISTRY DECISION 39292 Appeal withdrawn 29/4/93

SPECIAL ORDERS TPO 894/97

DRAINAGE

091074

1933

② ADDRESS Land at Hollow Lane / Church Lane PARISH

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
F/2002/7897		Crest Nicholson	Erect of enclosure for electricity dist. Sub Station			

MINISTRY DECISION:

SPECIAL ORDERS: