SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
TP/2001/3383

LOCATION:
Land Rear Of 6 Johnson Drive, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Brant C/O Robin Bradbeer Ltd

PROPOSAL:
Application for temporary permission for change of use of land for storage of motor vehicles (Retrospective)

EARLIEST DATE FOR DECISION: **22/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/04/2001

CASE OFFICER: **John Leggett**

(JL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Brant
C/O Robin Bradbeer Ltd
P O Box 168
Cheltenham
Glos.
GL53 0XX

Application Number: TP/2001/3383

Parish: **FINCHAMPSTEAD**

Location: **Land Rear of 6 Johnson Drive, Finchampstead, Wokingham.**

Proposal: **Application for temporary permission for change of use of land for storage of motor vehicles (Retrospective)**

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, the reason for which is specified hereunder.

Reason

1. The proposal would consolidate and intensify the existing storage of motor vehicles to the detriment of the rural character of the locality. As such the proposal is considered to be contrary to policies C2 and C6 of the Berkshire Structure Plan, policy STV2 of the South East Area Local Plan and to policies WCC1 and WCC2 of the Draft Deposit Wokingham District Local Plan.

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 C2 and C6.
South East Area Local Plan Policies SC1, SC2 and STV2.
Deposit Draft Wokingham District Local Plan Policies WCC1 and WCC2.

John Mitchell

John Mitchell
Development Control Manager
Date: 05/04/2001

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.

Application Number TP/2001/3383

Appraisal:

The existing use at the rear of 6 Johnson Drive is for the storage of motor vehicles. This application being considered proposes an extension to the permitted area of motor vehicle storage to consolidate similar use at present not granted planning permission.

Impact on rural area
The proposal is in an area identified by the local plan as outside identified settlement. As such the proposal is contrary to policy SELP STV2 as it does not meet any criteria for allowing development in such an area, particularly as it is not development essential for agriculture or forestry. This is also contrary to WDLP policy WCC1 for the same reasons.

The area is also denoted in local plans for separation and setting of settlements and therefore is contrary to the requirements of SELP polices SC1 and SC2 as the proposal would detract from the open, undeveloped or rural appearance of the land. The area is also denoted as Green Gap or Wedge by the Wokingham District Local Plan and the proposal is contrary to WDLP policy WCC2 for the same reasons.

Imapct on neighbouring properties
As this proposal is in the areas as designated in the above paragraphs, the impact on the surrounding properties will be of an adverse and detrimental impact on the visual vista from the rear of their properties.

Recommendation: Refuse planning permission.

REF: TP/2001/3383

LAND REAR OF 6 JOHNSON DRIVE, FINCHAMPSTEAD, WOKINGHAM.

APPLICATION FOR TEMPORARY PERMISSION FOR CHANGE OF USE OF LAND FOR STORAGE OF MOTOR VEHICLES [RETROSPECTIVE]

OBJECTION:

We are resident of 18 Tomlinson Drive, Finchampstead, Wokingham which backs onto the land which is the subject of the above application.

We object to the commercial use being made of truly residential land and although the owner has been given permission to store cars in a small defined area this has not been adhered to. The owner is now without permission storing many more vehicles in areas outside the defined area and also building materials are permanently stored also without permission.

We feel that this is not acceptable. We may not be able to change what has already been approved but we insist that the original planning permission should be enforced.

I spoke to your planning office in November, 2000 before purchasing our house and I was assured by your officer that " .....It was not a problem, a small number of vehicles were being stored there and it was just a few residents of Tomlinson Drive making a fuss".

We would invite a planning officer to visit our home to see first hand the detrimental effect storage of vehicles and building materials is having on the character and amenity of this residential area.

WORK SHEET FOR : John Leggett

Application Number : TP/2001/3383

Applicant : Mr & Mrs Brant C/O Robin Bradbeer Ltd.

Location : Land Rear Of 6, Johnson Drive, Finchampstead, Wokingham.

Proposal : Application for temporary permission for change of use of land for storage of motor vehicles (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/02/2001

Earliest Date for Decision : 22/03/2001

Latest Consultation Date/Site Notice Expiry Date : 22/03/2001

This application will have expired on: 11/04/2001. 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 :

HIGHWAYS — NO OBJECTIONS

FINCHAMPSTEAD PARISH C' — NO OBJECTIONS.

ENV' HEALTH — NO OBJECTIONS BUT REQ' TIME CONDITIONS

ENV' AGENCY — NO OBJECTIONS WITH INFORMATIVES.

NEIGHBOURS — 2 OBJECTIONS DUE TO VISUAL IMPACT.

Planning Issues :

IMPACT ON RURAL AREA

SEPERATION OF SETTLEMENT

SETTING OF SETTLEMENT

GREEN CAP / WEDGE

Application Number TP/2001/3383

Appraisal:

The existing use at the rear of 6 Johnson Drive is for the storage of motor vehicles. This application being considered proposes an extension to the permitted area of motor vehicle storage to consolidate similar use at present not granted planning permission.

Impact on rural area
The proposal is in an area identified by the local plan as outside identified settlement. As such the proposal is contrary to policy SELP STV2 as it does not meet any criteria for allowing development in such an area, particularly as it is not development essential for agriculture or forestry. This is also contrary to WDLP policy WCC1 for the same reasons.

The area is also denoted in local plans for separation and setting of settlements and therefore is contrary to the requirements of SELP polices SC1 and SC2 as the proposal would detract from the open, undeveloped or rural appearance of the land. The area is also denoted as Green Gap or Wedge by the Wokingham District Local Plan and the proposal is contrary to WDLP policy WCC2 for the same reasons.

Imapct on neighbouring properties
As this proposal is in the areas as designated in the above paragraphs, the impact on the surrounding properties will be of an adverse and detrimental impact on the visual vista from the rear of their properties.

Recommendation: Refuse planning permission.

Application Number TP/2001/3383
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			THE PROPOSAL ~~[illegible]~~ WOULD
			CONSOLIDATE AND INTENSIFY THE
			EXISTING STORAGE OF MOTOR
			VEHICALS TO THE DETRIMENT
			OF THE RURAL CHARACTOR OF THE
			LOCALITY. AS SUCH THE PROPOSAL
			IS CONSIDERED TO BE CONTRARY
			TO POLICY C2 AND POLICY C6
			OF THE BERKSHIRE STRUCTURE
			PLAN, POLICY STV2 OF THE
			SOUTH EAST AREA LOCAL PLAN
			AND POLICY WCC1 AND WCC2
			OF THE DRAFT DEPOSIT
			DISTRICT LOCAL PLAN.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SC1 SC2 STV2.
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC1 WCC2
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: C2 C6
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 5/4/07

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 6 Johnson Drive Finchampstead Wokingham.

APPLICATION NUMBER: TP/2001/3383

OFFICER: John Leggett

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Robin Bradbeer Limited

Planning & Development Consultancy

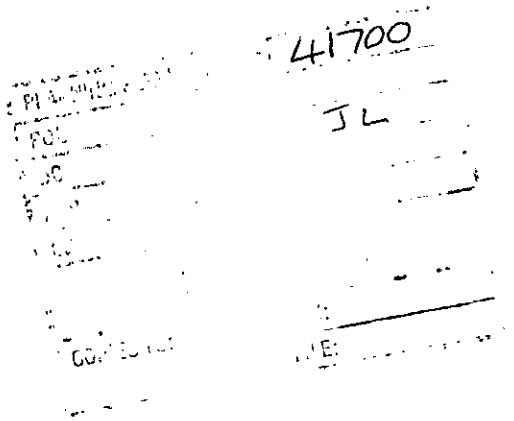
PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

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



My ref. RWB/369
Your ref. TP/2001/3383
26 March 2001

For the attention of Mr J Leggett
Development Control Case Officer

Dear Mr Leggett

SITE : LAND REAR OF 6 JOHNSON DRIVE FINCHAMPSTEAD
DEVELOPMENT : USE OF LAND FOR STORAGE OF MOTOR VEHICLES (TEMPORARY)

You will be aware of the applicant's intention, as stated in my covering letter of 13 February submitted with the application, to reduce the current spread of stored motor vehicles by their removal from the apex of the site and confining those vehicles to a more limited area adjacent to the existing authorised area.

I am writing to advise you that this intention is currently frustrated by the wet ground conditions, Those condition have caused the vehicles to remain stuck in spite of efforts to attempt to move them. The applicant will make continued efforts but if he is not successful it may prove necessary to vary the application. I shall contact you further in this regard in due course and request that you do not proceed to a determination until we have had the opportunity to discuss the circumstances.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

369ldf.18.

Registered in England Number: 3372202

Brian Lyness

From: "Caroline.Lyness" <Caroline.Lyness@btinternet.com>
To: <john.leggett@wokingham.gov.uk>
Cc: "Caroline Lyness"
Sent: 21 March 2001 22:51
Attach: Doc1.doc
Subject: Document1

Attached is our objection to planning ref: TP/2001/3383

I look forward to receiving your comments.

Caroline Lyness

Tel: 0118 979 6942 [WORK]
Tel: 0118 973 5292 [HOME]

REF: TP/2001/3383

LAND REAR OF 6 JOHNSON DRIVE, FINCHAMPSTEAD, WOKINGHAM.

APPLICATION FOR TEMPORARY PERMISSION FOR CHANGE OF USE OF LAND FOR STORAGE OF MOTOR VEHICLES [RETROSPECTIVE]

OBJECTION:

We are resident of 18 Tomlinson Drive, Finchampstead, Wokingham which backs onto the land which is the subject of the above application.

We object to the commercial use being made of truly residential land and although the owner has been given permission to store cars in a small defined area this has not been adhered to. The owner is now without permission storing many more vehicles in areas outside the defined area and also building materials are permanently stored also without permission.

We feel that this is not acceptable. We may not be able to change what has already been approved but we insist that the original planning permission should be enforced.

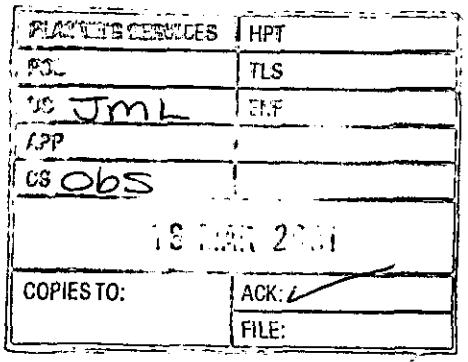
I spoke to your planning office in November, 2000 before purchasing our house and I was assured by your officer that " .....It was not a problem, a small number of vehicles were being stored there and it was just a few residents of Tomlinson Drive making a fuss".

We would invite a planning officer to visit our home to see first hand the detrimental effect storage of vehicles and building materials is having on the character and amenity of this residential area.

22 TOMLINSON DRIVE, FINCHAMPSTEAD
WOKINGHAM, BERKSHIRE RG40 3NZ

Your ref: John Leggett TP/2001/3383

15 March 2001



Mr John Leggett
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

DELIVERED BY HAND ON 15/3/2001

Dear Sir

Land at rear of 6 Johnson Drive, Finchampstead, Wokingham

Further to the letter from Mr J Mitchell dated 26 February 2001, regarding a planning application at the above property, we have the following comments to make.

Our objection to the application is that it has a further derogatory affect on our property. The rear elevation of our house should look out onto woodland, when in fact, it currently looks out onto a car park/builders' yard/waste disposal site.

It is most surprising that a planning application is being considered at all, as this particular area forms part of the site which was subject of an Appeal held in November 1999, in which the decision went against the applicant and an Enforcement Order was upheld. Especially when the Appeal Decision document clearly states that the "decision is final unless it is successfully challenged in the Courts".

Not only are new cars stored on the site, but also old cars (many of which have not been moved since being placed there in 1999) which could be considered as 'scrap'. Also large amounts of bricks, blocks, and building materials are stored there, and waste materials are frequently deposited. The site has never been cleared in accordance with the Appeal decision, in fact more has been added. So not only are we of the opinion that any planning application should be refused, but also that all the breaches should be dealt with immediately, otherwise it makes a complete mockery of planning regulations.

It is ironic that the house located on the site has been screened from the view by an earth mound, so we wonder why residents of Tomlinson Drive are expected to have to put up with this eyesore.

Yours sincerely

M & E Allan

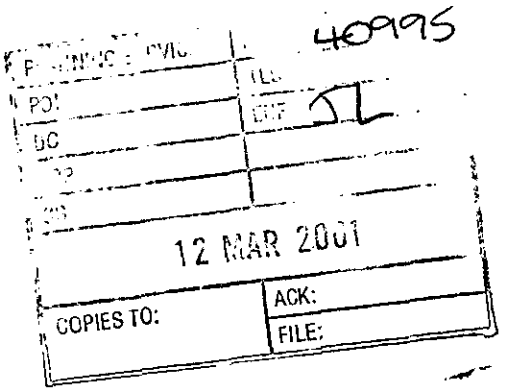
cc: Ms J Earl – Chief Executive WDC
Mr R Cundy – Local Councillor

Our ref: SP\2001\003262\001
Your ref: TP/2001/3383

Date: 8th March 2001

ENVIRONMENT AGENCY

FAO: John Leggett



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

CHANGE OF USE OF LAND FOR STORAGE OF MOTOR VEHICLES (RETROSPECTIVE)
LAND REAR OF 6 JOHNSON DRIVE, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 26 February 2001, which was received on 28 February 2001. You are asked to quote the following reference in any correspondence: **SU86NW/1/23**.

The Environment Agency has no objection to the proposed development.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 802 650	280m	Foxcote, Finchampstead	Unknown

In view of distance from the site, it is unlikely that landfill gas will present a risk to this proposal.

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

Surface water from hard-standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Surface water from car-park for 30 or more cars should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Cont/d..

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

The outlet from the oil separator should be provided with a cut-off valve to prevent flow in the event of the discharge being significantly polluted.

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

CC: Robin Bradbeer Limited, Planning & Development Consultancy, PO BOX 168, Cheltenham, GL53 0XX

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: John Leggett
Development Control

Your Ref: TP/2001/3383

Date. March 7, 2001

PROPOSED: TEMPORARY PERMISSION FOR CHANGE OF USE OF LAND FOR STORAGE OF MOTOR VERHICLES.

LOCATION: 6 JOHNSON DRIVE, FINCHAMPSTEAD.

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following planning conditions be attached should consent be granted:

(i) The use hereby permitted shall not operate other than between the hours of 7am and 7pm Mondays to Saturdays (inclusive) and shall not operate at all on Sundays or Bank or National Holidays.

Reason To safeguard the residential amenities of the occupiers of neighbouring properties.

(ii) No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am and 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

Reason To safeguard the residential amenities of the occupiers of neighbouring properties

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

PLANNING SERVICES	40908
POL	
DC	ENF JL
APP	
CS	
08 MAR 2001	
COPIES TO:	ACK:
	FILE:

REF: TP/2001/3383

LAND REAR OF 6 JOHNSON DRIVE, FINCHAMPSTEAD, WOKINGHAM.

APPLICATION FOR TEMPORARY PERMISSION FOR CHANGE OF USE OF LAND FOR STORAGE OF MOTOR VEHICLES [RETROSPECTIVE]

OBJECTION:

We are resident of 18 Tomlinson Drive, Finchampstead, Wokingham which backs onto the land which is the subject of the above application.

We object to the commercial use being made of truly residential land and although the owner has been given permission to store cars in a small defined area this has not been adhered to. The owner is now without permission storing many more vehicles in areas outside the defined area and also building materials are permanently stored also without permission.

We feel that this is not acceptable. We may not be able to change what has already been approved but we insist that the original planning permission should be enforced.

I spoke to your planning office in November, 2000 before purchasing our house and I was assured by your officer that " .....*It was not a problem, a small number of vehicles were being stored there and it* was just a few residents of Tomlinson Drive making a fuss".

We would invite a planning officer to visit our home to see first hand the detrimental effect storage of vehicles and building materials is having on the character and amenity of this residential area.

FROM: John Leggett

DATE: 26 February 2001

DESPATCHED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: TP/2001/3383

Proposal: Application for temporary permission for change of use of land for storage of motor vehicles (Retrospective).

Site Address: Land Rear Of 6, Johnson Drive, Finchampstead, Wokingham.

Applicant: Mr & Mrs Brant C/O Robin Bradbeer Ltd.

Your observations are required in respect of this application **by 22/03/2001** .

The Parish Council has no objections to this application.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S.Cl DATE: 8-3-01

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: John Leggett **Date:** 26 February 2001

Application Number: TP/2001/3383

Proposal: Application for temporary permission for change of use of land for storage of motor vehicles (Retrospective)

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land Rear Of 6, Johnson Drive, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Brant C/O Robin Bradbeer Ltd.

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).

No objections providing that cars are delivered to the site individually.

Signed: _____ **Print name:** Adam Coggins 7/3/01

1933

ADDRESS 6 JOHNSON DRIVE PARISH FINCHAMPSTEAD

PLOT No. X 279A NINE MILE RIDE ORD. SHEET No. SU-8065 (99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
103/70	ORBIT PROPERTIES	BUNGALOW & GARAGE	29.10.70	APP CL
1161/71	"	"	28.10.71	CL
O 3100	MR. K. BRANT	"	7.8.75	CL
BR 3260	"	"	1.9.75	APP
96/64687/TP	"	R/O STORAGE OF NEW CARS	10.02.97	RE
CLU(E)105		"	1.10.98	REFUSE

MINISTRY DECISION CLU(E)105 - APPEAL ALLOWED 10/11/99

SPECIAL ORDERS

26/AUG/99
10/NOV/99
APP/X0360/C/99/
101/8620.

62

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 FEB 2001	Map No. 91 Site 023
Officer: JLW | Application No. TP/2001/3383	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(TP) APPLICATION FOR TEMPORY PERMISSION FOR CHANGE OF USE OF LAND FOR STORAGE OF MOTOR VEHICLES (RETROSPECTIVE)

Location: LAND R/O 6 JOHNSON DRIVE

Parish: FINCHAMPSTEAD Ward: Finch. North 26-2-01 TB.

Applicant: MR/MRS BRANT

Fee Received 190-00 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			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26.2.08 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

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

NEIGHBOURS:

S/N + see map.

+ Please ensure following addresses included: 14, 16, 18, 20, 22 Tomlinson Drive, Rosewells, 6 Johnson Drive, The Studio, West View, Littlewick Green, Berks. SL6 3AU

14.FEB.2001* 3383

Robin Bradbeer Limited

Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

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

My ref. RWB/369
13 February 2001

For the attention of Mr J Mitchell
Development Control Manager

Dear Mr Mitchell

SITE : LAND REAR OF 6 JOHNSON DRIVE FINCHAMPSTEAD
DEVELOPMENT : USE OF LAND FOR STORAGE OF MOTOR VEHICLES (TEMPORARY)

I attach a completed planning application in respect of the above development which comprises the following documentation:

- Completed Ownership Certificate and Agricultural Holdings Certificate.
- Six copies of the completed Part 1 and Part 2 application forms.
- Six copies of each of the following drawings:
  369/01/1 location plan 1:2500 scale
  369/01/2 *site plan 1:1250 scale*
- Aerial photograph 21/04/97.
- Cheque no. 000313 in the sum of £190.00 in payment of the statutory application fee.

This application seeks retrospective permission and has been submitted in accordance with the timetable agreed with the Senior Planning Enforcement Officer. The application site lies immediately to the north of the area authorised for storage of motor vehicles by the Certificate of Lawful Use dated 9 May 1997.

In considering the enforcement notice appeal which resulted in the issue of that Certificate the Inspector noted that the use sometimes extended into the apex of the triangle at the northern end of

Registered in England Number: 3372202

the site. However, the Inspector was not convinced that such use occurred other than on an intermittent and very occasional basis before the mid 1990's. Therefore the background to this application is that the land between the northern boundary of the authorised area and the apex of the site has been used continuously for motor vehicle storage since the mid 1990's and used intermittently for the same purpose prior to then. This is corroborated by the attached aerial photograph dated 21/04/97.

This application proposes to reduce the current spread of stored motor vehicles by their removal from the apex of the site and confining them to a limited area adjacent to the existing authorised area.

Having regard to the limited extent of the proposed use relative to the adjacent authorised motor vehicle storage area no material harm will arise over the temporary period for which permission is sought.

This application refers to motor vehicles which are owned mainly by the applicants and which cannot be accommodated within the authorised area. This temporary permission is being sought in order to provide the applicants with a reasonable opportunity to seek alternative storage arrangements.

Should you wish to discuss any aspect of this application please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner Enc.

1789/a

SECTION 66 CERTIFICATE



14.FEB.2001 03

Application No.

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

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

OR

●

+ See Note (a) to Certificate A

OR

●

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . MR & MRS K BRANT . . . . . .

Date . . . . 12 FEBRUARY 2001 . . . . . .

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

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.*
STORAGE OF MOTOR VEHICLES

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.
N/A

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.
EXISTING FENCES AND HEDGES

16. HOW WILL SURFACE WATER BE DISPOSED OF?
N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A
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
ACCESS FROM JOHNSON DRIVE

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

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE
N/A

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£190

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF MR & MRS K BRANT DATE 12 FEBRUARY 2001

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".

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. N/A
Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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	NO OPERATIONAL PARKING REQUIREMENT	
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.
NONE

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

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

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.'

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

14 FEB 2001 * 3383

1.	APPLICANT'S NAME	MR & MRS K BRANT
	ADDRESS	C/O AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to agent	AGENT'S NAME	Robin Bradbeer Limited Planning & Development Consultancy
	ADDRESS	PO BOX 168 CHELTENHAM
	POST CODE	GL53 0XX PHONE 01242 577151
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 REAR OF 6 JOHNSON DRIVE FINCHAMPSTEAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		USE OF LAND FOR STORAGE OF MOTOR VEHICLES (TEMPORARY)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0:1
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. All the plans and drawings submitted with the application	PLANS/DRAWINGS	369/01/1 369/01/2

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	18 MONTHS
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	☐

Tel: 0118 974 6502

Date:

My ref: TP/2001/3383

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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: TP/2001/3383
Land Rear Of 6, Johnson Drive, Finchampstead, Wokingham.
Application for temporary permission for change of use of land for storage of motor vehicles (Retrospective)

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 **John Leggett** on **0118 974 6502**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **TP/2001/3383**
Land Rear Of 6, Johnson Drive, Finchampstead, Wokingham.
Application for temporary permission for change of use of land for storage of motor vehicles (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Cundy

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 6502

Date:

My ref: TP/2001/3383

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 T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: TP/2001/3383
Land Rear Of 6, Johnson Drive, Finchampstead, Wokingham.
Application for temporary permission for change of use of land for storage of motor vehicles (Retrospective)

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 **John Leggett** on **0118 974 6502**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **John Leggett** Application Number: **TP/2001/3383**
Land Rear Of 6, Johnson Drive, Finchampstead, Wokingham.
Application for temporary permission for change of use of land for storage of motor vehicles (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Councillor T Charlesworth

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