APPLICATION NO:
VAR/2000/1018

LOCATION:
10 Highfield Park Eversley Road, Arborfield Cross Reading.

APPLICANT:
M Giles & J Sheen C/O Michael Cox Associates

PROPOSAL:
Proposed variation to condition 1 of consent 97/67796/T to allow sub division of plot.

EARLIEST DATE FOR DECISION: **28/04/2000**

APPLICATION EXPIRY DATE: **22/05/2000**

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

M Giles & J Sheen
C/O Michael Cox Associates
177 Cuckfield Road
Hurstpier Point
West Sussex
BN6 9RT

Application Number: VAR/2000/1018

Parish:	**ARBORFIELD**
Location:	**10 Highfield Park, Eversley Road, Arborfield Cross, Reading.**
Proposal:	**Proposed variation to condition 1 of consent 97/67796/T to allow sub division of plot.**

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 would be unacceptable intensification of development having a detrimental effect on the character and apperance of the area which is in the countryside and a gap between settlements. The proposal is therefore contrary to Berkshire Structure Plan Policies C2 and C6, Loddon Area Local Plan Policies STV2 and LC1 and to Wokingham District Local Plan (Deposit Draft) Policies WCC1 and WCC2.

John Mitchell
Development Control Manager
Date: 23 May 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.

WORK SHEET FOR : Angela Odell

Application Number : VAR/2000/1018

Applicant : M Giles & J Sheen C/O Michael Cox Associates.

Location : 10 Highfield Park, Eversley Road, Arborfield Cross, Reading.

Proposal : Proposed variation to condition 1 of consent 97/67796/T to allow sub division of plot.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 2.5.00

Date Registered : 27/03/2000

Earliest Date for Decision : 28/04/2000

Latest Consultation Date/Site Notice Expiry Date : 28/04/2000

Application Expiry Date: 22/05/2000

Consultation Responses : Parish Council: Object as inspector granted p.p. for whole site on humanitarian grounds due to the particular occupants being settled, conditions to limit no. of plots agreed by Inspector and the agent at the appeal, set precedent for other plots, in gap, lead to additional work block, extra traffic, no overriding need demonstrated, schools oversubscribed.
EHO: Nodg.
HWS: Nodg.

Planning Issues :

Application Number: VAR/2000/1018

Appraisal :

Permanent permission for whole site allowed on appeal (97/667967) Inspector ~~[illegible]~~ (in his para. 28) concluded that the site was virtually intrusive, detached from open character of area & contrary to policies. However, he allowed on balance due to the very particular & exceptional circumstances of the case – settled particular gypsies, then children settled on school, etc.

99/70775/V ~~[illegible]~~ allowed subdivision of plot 5. Allowed because daughter & partner of existing residents on site, & large plot, informative re: not setting precedent.

Current proposal: subdivide plot 10 into 3, agent explained ~~[illegible]~~ owners decided to dispose of plot. states general shortage of gypsy accommodation, overcrowding, problem of young adult children not being able to find own plots

Appraisal Consider no special need demonstrated as not for ~~a~~ named occupiers who are already settled at the site. Therefore consider no special justification. Although there may be a general shortage of gypsy plots, consider this does not outweigh the objection that subdivision would result in intensification, additional ~~[illegible]~~ mobile homes & likely pressure for an extra washblock. Site in gap and consider effect on character & appearance of area unacceptable.

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

Application Number VAR/2000/1018
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposal would be unacceptable intensification of development having a detrimental effect on the character and appearance of the area which is within the countryside and a gap between settlements. The proposal is therefore contrary to BSP policies C2 & C6, LALP policies STV2 & LC1 and to WDLP(ID) Policies WCC1 & WCC2.

RECORD OF SITE VISIT

SITE ADDRESS: 10 Highfield Park
Eversley Road Arborfield Cross
Reading.

APPLICATION NUMBER:
VAR/2000/1018

OFFICER: Angela Odell

DATE OF SITE VISIT: 2.500

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Enclave of dev. in rural area.
Gypsy caravan site set within.

3. DESCRIPTION OF SITE/BUILDING Vacant (plot 10) - hardcore stone surface. Walls round site (some small gaps in them)

4. RELATIONSHIP TO ADJOINING PROPERTIES other gypsy plots.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING via access road to site.

LEVELS Flat

BOUNDARY TREATMENT treebelt.

OTHERS

Tel: (0118) 974 6445

Date: 9.5.00

My ref: VAR/2000/1018

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 Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

Dear Councillor

Application Number: VAR/2000/1018
10 Highfield Park, Eversley Road, Arborfield Cross, Reading.
Proposed variation to condition 1 of consent 97/67796/T to allow sub division of plot.

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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 19.5.00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **VAR/2000/1018**
10 Highfield Park, Eversley Road, Arborfield Cross, Reading.
Proposed variation to condition 1 of consent 97/67796/T to allow sub division of plot.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

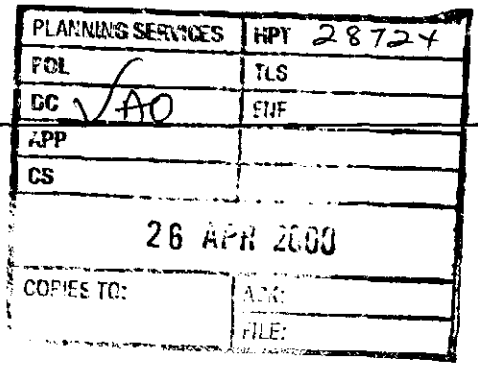
Signed: _____ Date: _____

Councillor Cowan

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

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680



18 April 2000

Ms Angeld Odell
Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Ms Odell

Planning Application V/2000/1018
10 Highfield Park

The Parish Council reluctantly accepted that Highfield Park gained permission for a permanent gypsy site for 11 mobile homes with seven conditions attached. It would appear that not all the conditions are being met. We would request that a Planning Officer visits the site.

The Parish Council is totally opposed to the variation of condition 1 of the 1999 Appeal for the following reasons.

1. Permission was granted under exceptional circumstances for humanitarian reasons in that the occupants of the plots and relatives were settled in this location.

2. It is not a good planning reason to divide the plot just because the owners have separated.

3. The conditions were agreed by the Council, Mr Cox and The Secretary of State and were necessary to control the number of plots, mobile homes, caravans and lorries on the site in the interests of safeguarding the visual appearance of the surrounding rural area.

4. If permission is granted for a variation of consent a precedent will be set therefore the owners of the other plots could conceivably put forward the same argument to split their plots.

5. The site falls within a "gap" and would not have been considered suitable as a permanent gypsy site in The Local Plan as the site impacts on the appearance and open character of the countryside. Any additional mobile homes would lessen the ability to landscape the plots to mitigate the visual impact that the caravan site has on footpath 17 and the surrounding rural area.

6. Plot 10 shared the toilet/laundry block with plot 9 if a variation is granted to the conditions this would allow an additional toilet/laundry block plus an extension to the block on plot 9. With additional brick buildings and additional subdividing walls it would give an urbanising appearance to a rural area.

7. It would appear from Mr Cox's statement that there is not an overriding need for additional plots on this site as prospective buyers live on authorised Council sites.

8. The accumulation of additional traffic generated from this plot combined with any future changes to Highfield Park from Wokingham Lane onto the heavily trafficked A327 would be completely unacceptable.

9. With more families applying to live on Highfield Park, where is the proposed children's play area?

10. With all the local schools over prescribed where will any new children from this development go to school?

In Conclusion
The Parish Council strongly objects to the variation of condition 1 as The Inspector was quite specific in granting permission with conditions attached because of the particular and exceptional circumstances of the occupants of Highfield Park.
Any deviation from those conditions would set a precedent for others to follow which would make it impossible to refuse variations in the future.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 04 April 2000

Application Number: VAR/2000/1018

Proposal: Proposed variation to condition 1 of consent 97/67796/T to allow sub division of plot.

Site Address:
10 Highfield Park, Eversley Road, Arborfield Cross, Reading.

Applicant:
M Giles & J Sheen C/O Michael Cox Associates.

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

✓ below as applicable;

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

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

18-4-00

28268
V/AO
12 APR 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney, Environmental Health

My Ref: JRM/PA

To: Angela Odell, Planning

Your Ref:

Date: 11 April, 2000

APPLICATION NO: VAR/2000/1018
PROPOSAL: PROPOSED VARIATION TO CONDITION 1 OF CONSENT 97/67796/T TO ALLOW SUB DIVISION OF PLOT
SITE ADDRESS: 10 HIGHFIELD PARK, EVERSLEY ROAD, ARBORFIELD CROSS

These proposals have been evaluated and I have no environmental health objections to the application.

J Mullaney

John Mullaney

Received by Wokingham District Council

Application No: VAR/2000/1018

Proposal:
Proposed variation to condition 1 of consent 97/67796/T to allow sub division of plot.

Location:
10 Highfield Park, Eversley Road, Arborfield Cross, 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. 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.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/04/2000. 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 Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~27 MAR 2000~~ VALID 27 MAR 2000	Map No. 67 Site 0.08
Officer: AO / Application No. ~~VAR/2000/0991~~ Var/2000/1018	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:
(V) PROPOSED VARIATION TO CONDITION 1 OF CONSENT 97/67796/T TO ALLOW SUB DIVISION OF PLOT

PLOT 10

Location: HIGHFIELD PARK / ~~WOKINGHAM LANE~~ Evendon Rd

Parish: ARBORFIELD Ward: Arb ✓ 414

Applicant: M GILES / J SHEEN

Fee Received 95-00 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	copy of letter to parish please		
4	Correct S 66 certificate		phoned 27/3	to follow ✓
5	Elevation plans			received 27/3
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 : 4/4 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

..... Plots 1, 2, 3, 9, 10 & 11 Highfield Park 4/4 .....

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MICHAEL COX ASSOCIATES

Chartered Town Planners and
Development Consultants

177 CUCKFIELD ROAD
HURSTPIERPOINT
WEST SUSSEX BN6 9RT

Tel: 01273 834521
Fax: 01273 831055

27 MAR 2000* 1018

The District Planning Officer,
Wokingham District Council,
Council Offices,
PO Box 157,
Shute End,
Wokingham,
Berks
RG40 1WR

16th March 2000

Dear Sir,

Re: *Land at Highfield Park, Eversley Road, Arborfield*

I have been instructed by the owners of Plot 10 (Giles/Sheen) on the above gypsy caravan site to submit an application for planning permission for the subdivision of their plot to provide three plots of roughly equal size and of the same dimensions as the basic plots elsewhere on the site. It had been the owners' intention to occupy this plot themselves but they have separated since the permission was granted and they have now decided to dispose of the plot.

Since it became known in the gypsy community that the plot was available the owners have received many expressions of interest, notably from gypsy families who originally settled onto Ducks Nest Farm but who left when the Council instituted enforcement proceedings. Other interest has come from families resident on the authorised Council sites who are seeking permanent accommodation for their adult offspring. As you will appreciate, the problem for second generation gypsies is finding suitable accommodation whilst maintaining their essential links with the family group. The lack of appropriate site provision frequently leads to the practice of "doubling up" on approved pitches. This is common on the majority of gypsy caravan sites but leads to overcrowding and family disputes resulting in pressure on young couples to find alternative accommodation away from the family group. In this instance there are marital and family ties between the gypsies living on Highfield Park and those living on the authorised Council sites. The subdivision of Plot 10 as proposed will therefore assist in providing permanent accommodation on an authorised private gypsy caravan site for the next generation of gypsy families.

You will also be aware from the bi-annual count of gypsy caravans that there is a consistent level of some 12 unauthorised encampments in the authority's area although I note that the Council made no return for July 1999. These unauthorised encampments are over and above the 'need' for additional pitches arising from the existing resident population of authorised sites.

Plot 10 measures 45 m. by 32 m. and is capable of subdivision as proposed without compromising the general appearance of the site. Access to the plots can be achieved from the central roadway and from the private drive to the site. Planting within the plots will enhance the appearance of the site at its entrance. The layout plans submitted show the position of the mobile homes and of the toilet/laundry blocks. I have also enclosed details of

Michael Cox BSc. Dip TP. MRTPI

The District Planning Officer,
Wokingham District Council
16th March 2000

the type of mobile home proposed for each plot. Full details of the toilet/laundry blocks, the subdividing walls and the entrance gates will be submitted in due course once the principle has been established.

If there is any further information you require in respect of the enclosed application then please do not hesitate to contact me.

Yours faithfully,

Michael Cox.

MICHAEL COX

MICHAEL COX ASSOCIATES

Chartered Town Planners and
Development Consultants

177 CUCKFIELD ROAD
HURSTPIERPOINT
WEST SUSSEX BN6 9RT

Tel: 01273 834521
Fax: 01273 831055

27 MAR 2000* 1018

TO: WOKINGHAM DISTRICT COUNCIL

FACSIMILE NO. 0118 974 6484

ATTENTION OF: Mrs. Hurst - Planning

FROM: Nicola Simpson

DATE: 27/3/00

PAGES: ~~2~~ 3 INCLUDING THIS PAGE

COMMENTS:

Dear Mrs. Hurst,

Re: Land at Highfield Park, Eversley Road, Arborfield - M. Giles and J. Sheen

I refer to our telephone conversation this morning concerning the above and attach hereto a copy of the Section 66 Certificate which should have accompanied the application. A hard copy of the Certificate will be posted to you today

Please accept my apologies for this omission

Yours sincerely,

NJ Simpson

NICOLA SIMPSON

1789/a

SECTION 66 CERTIFICATE

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 desoription 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.

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

(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).

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 firs alternative and insert "not applicable" as the information required by the secon alternative.

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

OR

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

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

Signed ..... Michael Cox .....

On behalf of ..... M. GILES / J. STEEN .....

Date ..... 27. 3. 2000 .....

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

MICHAEL COX ASSOCIATES

Chartered Town Planners and Development Consultants

9 MAR 2000

177 CUCKFIELD ROAD, HURSTPIERPOINT
WEST SUSSEX BN6 9RT

Tel: 01273 834521 Fax: 01273 831055

For attention: Mrs. C. Hurst re land at Highfield Park, Eversley Road, Arborfield

NJSimpson

With Compliments

1789/a

SECTION 66 CERTIFICATE

Application No.

27.MAR2000* 1018

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.

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.

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.

- 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) . . . . . .

OR

(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 . . . . . Michael Cox . . . . . .

On behalf of . . . . . M. GILES / J. SHEEN . . . . . .

Date . . . . . 27. 3. 2000 . . . . . .

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

(1) ADDRESS LAND OFF GYPSY CARAVAN SITE WOKINGHAM LANE (PART QUICKS NEST FARM) PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12227	MR M. BARELOOT	15' VEHICULAR ACCESS	14.2.80	N/A C/A
~~[illegible]~~	~~[illegible]~~	~~BUNGALOW~~	~~[illegible]~~	~~N/A C/A~~
33812	MR. R. BOWERS B/C	PERM. SITE OF GYPSY CARAVAN	3.8.89	Ref
*33813	MR. M. GILES E	MOBILE HOME FOR AGR. WORKER		
33814	MR. J. COOPER A	PERM. SITE FOR GYPSY CARAVAN		
33815	MR. DOHERTY D	" " "		
*37456	L. CHANDLOR F6	MOBILE HOME	17.11.92	Ref
*37457	MR. W. GILES F4	"	17.11.92	Ref
*37458	MR. G. ORMSTON F3	"	17.11.92	Ref
*37459	MR. M. GILES F1	"	17.11.92	Ref
*37460	MR. J. SMITH F5a	"	17.11.92	Ref
*37464	MR. L. EASTWOOD F5b	"	17.11.92	Ref

DATE OF COMPLETION

MINISTRY DECISION APPEALS AGAINST ENF. NOTICE DISMISSED RE: 33812/4/5

~~SPECIAL ORDERS~~ NOTICE VARIED FROM 6 - 12 MONTHS.

~~DRAINAGE~~ APPEALS AGAINST ENF. NOTICES DISMISSED - RE APPLS. 37456/7/8/9/60/6

091074 & PLANNING PERMISSION REFUSED — 6.1.93

ENF. NOTICE ISSUED - F5A F5B F2 & F6 APPEAL AGAINST, ENF.

1933 GYPSY SITE = 1-11 HIGHFIELD PARK

(2) LAND OFF EVERSLEY ROAD

ADDRESS WOKINGHAM LANE PARISH ARBORFIELD

PLOT No. PART QUICKS NEST FARM ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
39880	INVALID N/P			
43644	AYRES, CHANDLER, DOHERTY & OTHERS	USE OF LAND AS	~~23.12.94~~	T
		GYPSY CARAVAN SITE	6.1.95	Gyps
		FOR 11 PITCHES		31.12.
44091	C. AYRES & OTHERS	TOILET BLOCKS "	25.5.95	C
95/00180/F				
95/63126/F	CASH/ROONEY/CONNORS	CARAVAN SITE FOR 16 UNITS	(14.2.96) 12.2.96	Re
96/64702/TEM.	MR. G. COLLINS C	CARAVAN	17.01.97	Re
96/64792/V.	AYRES & OTHERS	VAR. COND. 1 ON 43644	13.02.97	Re
	APPEAL	TO CONTINUE THE USE		
97/66796/F	C Ayres & others	Change of Use of Land		
APPEAL AGAINST T.P.		to Perm. Res. Occupation (Gyp. Car. Site)	2.4.98	T.P. C
C/66796/00	C Ayres & others - Details to comply with COND required by appeal Dec. 97/66796 for Appl of Landscaping & Bunding		17.6.99	(see appea

MINISTRY DECISION 66796 - APPEAL ALLOWED - 4-1-99

SPECIAL ORDERS ENF. NOTICE ISSUED - 21.3.97 STATIONING CARAVANS

1933

③ Land off Wokingham Lane, Gypsy Site

ADDRESS 1-11 Highfield Park, Eversley Road **PARISH** Arborfield

PLOT No. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70775/V F/1999/0128	C. Ayres.	Var to Cond 1 for sub div of plot 5. for extra mobile home.	21.2.00	C
	Burgess, Burgess Coppert-Collini	Siting of 2 mobile homes.		

MINISTRY DECISION

SPECIAL ORDERS

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

27 MAR 2000 * 1018
8101 *0002MAN22

1.	APPLICANT'S NAME	M. GILES / J. SHEEN
	ADDRESS	c/o AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MICHAEL COX ASSOCIATES
	ADDRESS	177 CUCKFIELD ROAD HURSTPIER POINT WEST SUSSEX
	POST CODE	BN6 9RT PHONE 01273 834521
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	HIGHFIELD PARK, EVERSLEY ROAD, ARBORFIELD, BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		VARIATION OF CONDITION 1 of PLANNING PERMISSION DATED 4/1/99
5. Give the area in hectares or part of a hectare	AREA OF SITE	1440 sq.m.
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	SITE PLAN / LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	N/A	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	97/66796/T
		Conditions to be relaxed	No. 1

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 ?

N/A

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.

RESIDENTIAL

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.

WALLS RED BRICK
HEIGHT NOT EXCEEDING ~~X~~ 2m

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

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

PRIVATE ROAD FROM A327
INDIVIDUAL ACCESS TO EACH PLOT

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

NO

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	1 *	1 *	1 *
BUNGALOW	1 *	1 *	1 *
FLAT/MAISONETTE	1 *	1 *	1 *
MOBILE HOMES OTHER	31 *	1 *	1 *

* 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.

£95

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 Michael Cox. ON BEHALF OF M.GILES/J.SHEEN DATE 16/3/00

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				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	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

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?

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.

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".

1 769d

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 bythe Chief Officerresponsible 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.

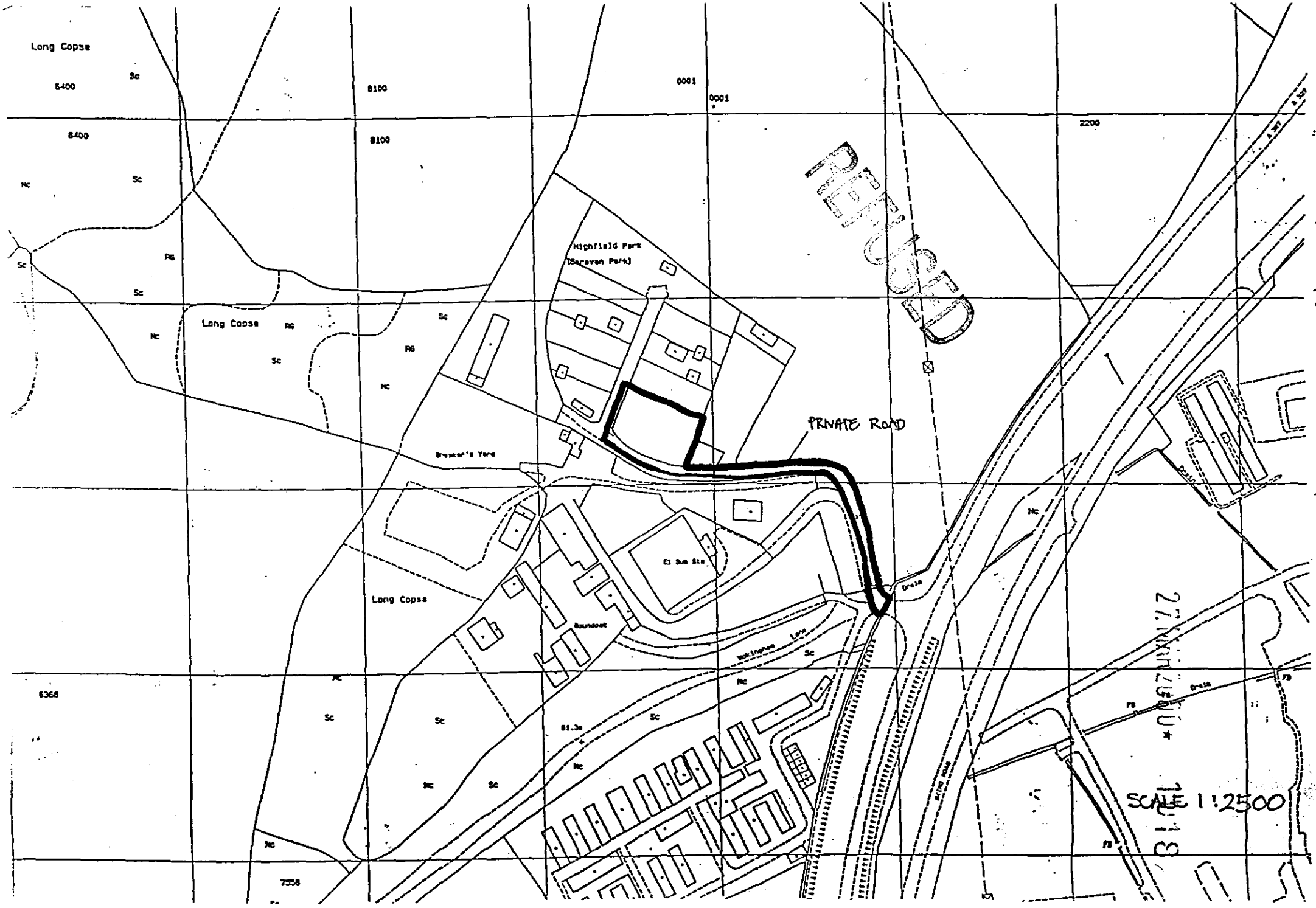
Your application may be refused. The reason will be listed on the Decision Notice.

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.'


Long Copse
8400
8100
0001
2200
Highfield Park
(Caravan Park)
Long Copse
Long Copse
Breaker's Yard
El Sub Sta
Roundoak
Wokingham Lane
Drain
PRIVATE ROAD
REFUSED
SCALE 1:2500
6368
7558
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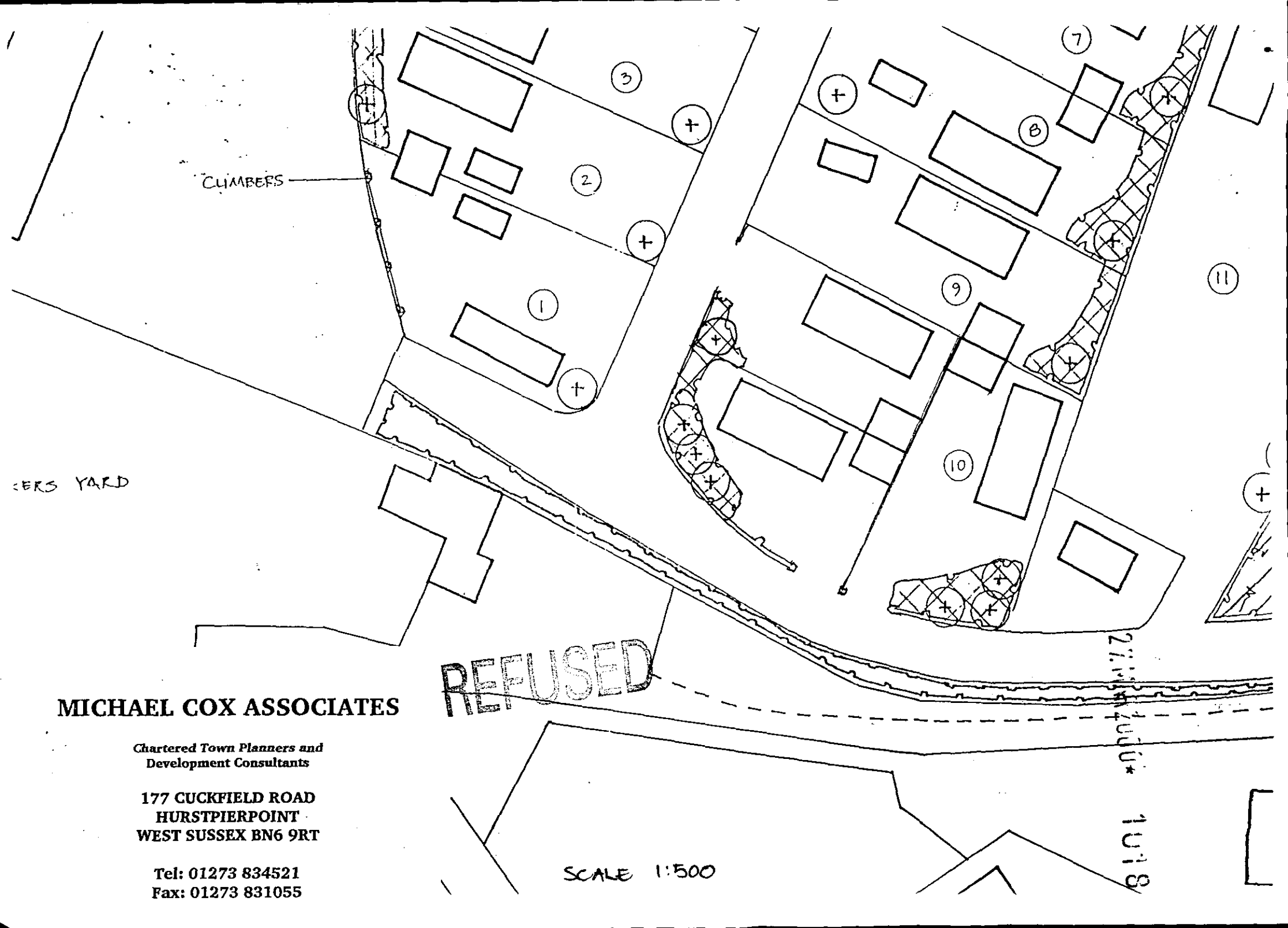
FB

27/08/00

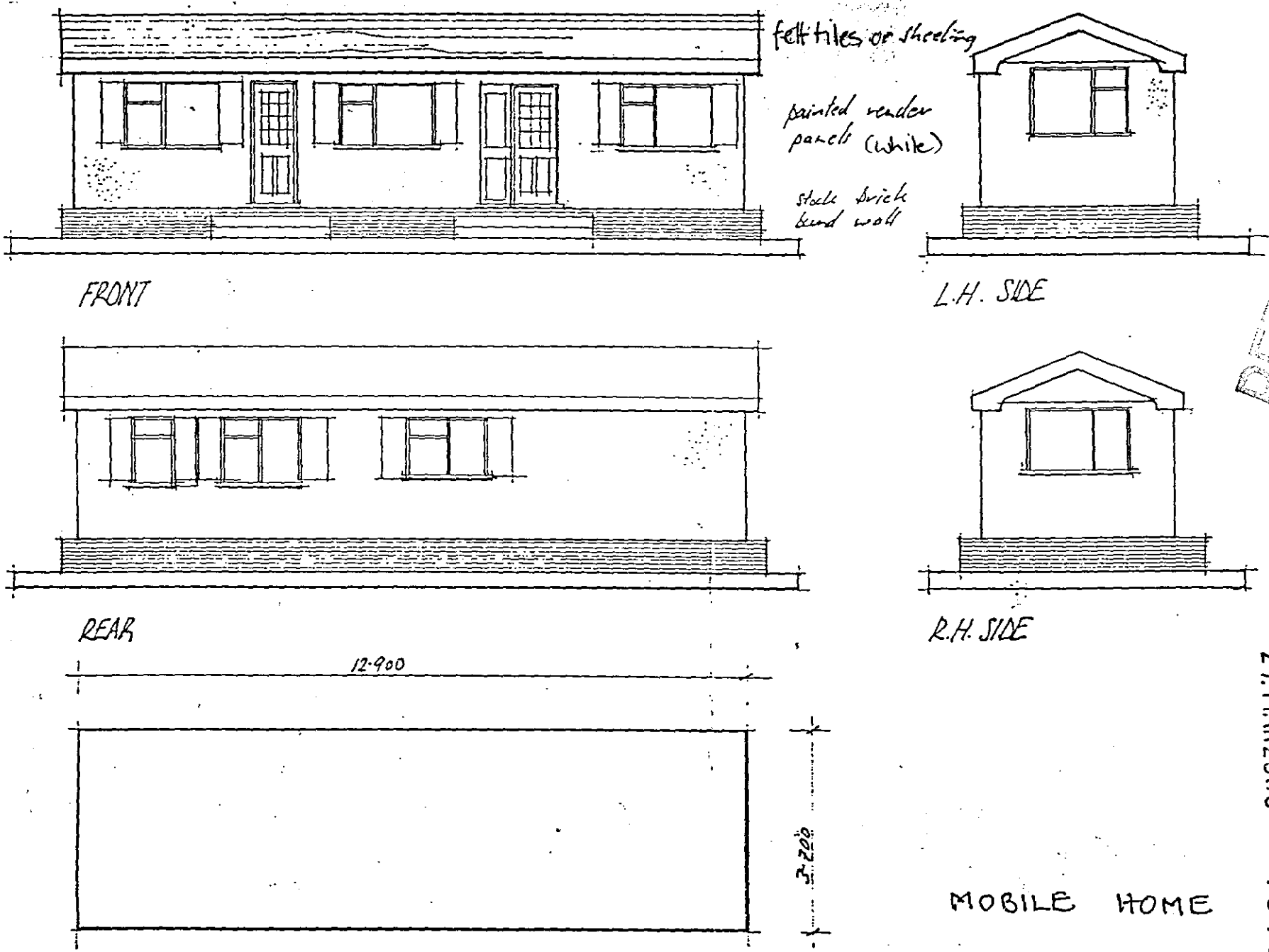


MICHAEL COX ASSOCIATES

Chartered Town Planners and
Development Consultants

177 CUCKFIELD ROAD
HURSTPIERPOINT
WEST SUSSEX BN6 9RT

Tel: 01273 834521
Fax: 01273 831055



MOBILE HOME

SCALE 1:100

REFUSED

27 MAR 2000* 1018