APPLICATION NO:

CON/2002/7246

LOCATION:
Land Between Coppid Beech Hotel And Coppid Beech House London Road, Binfield Bracknell.

APPLICANT:
Key Properties Ltd C/O Nike Design Group

PROPOSAL:
Consultation from Bracknell Forest BC on application for the erection of a hotel plus detached bar and restaurant.

EARLIEST DATE FOR DECISION: **16/08/2002**

APPLICATION WILL HAVE EXPIRED ON: 23/08/2002

CASE OFFICER: **Elaine Vashi**

WORK SHEET FOR : Elaine Vashi

Application Number : CON/2002/7246

Applicant : Key Properties Ltd C/O Nike Design Group.

Location : Land Between Coppid Beech Hotel And Coppid Beech House, London Road, Binfield, Bracknell.

Proposal : Consultation from Bracknell Forest BC on application for the erection of a hotel plus detached bar and restaurant.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 26/07/2002

Earliest Date for Decision : 16/08/2002

Latest Consultation Date/Site Notice Expiry Date : 16/08/2002

This application will have expired on: 23/08/2002. 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 :

Planning Issues :

Application Number: CON/2002/7246

Appraisal :

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

Application Number CON/2002/7246
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Land Between Coppid Beech Hotel And Coppid Beech House London Road Binfield Bracknell.

APPLICATION NUMBER: CON/2002/7246

OFFICER: Elaine Vashi

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: CON/2002/7246
CASE OFFICER: Elaine Vashi

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **CON/2002/7246**
CASE OFFICER: **Elaine Vashi**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Application Number : CON/2002/7246	Map No :
Case Officer : Elaine Vashi	Site Area :
Valid Date :	Received Date: 26/07/2002

Level : Delegated Application

Description : Consultation from Bracknell Forest BC on application for the erection of a hotel plus detached bar and restaurant.

Location : Land Between Coppid Beech Hotel And Coppid Beech House, London Road, Binfield, Bracknell.

Parish : Ward :

Applicant : Key Properties Ltd C/O Nike Design Group.

Fee Required: £0 Fee Received: £0

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			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
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 : Wormingham

SEB

British Gas

Oil pipeline

Transco

Environment Agency

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

.....

.....

CON|2002|7246

'26 JUL 2002'

Environment Department

Director: John Osborne MSc BSc(Hons) MCIEH
Assistant Director: Steve Loudoun MCIEH

This matter is being dealt with by: Erich Konig 01344 351137
erich.konig@bracknell-forest.gov.uk

23rd July 2002

Our Ref: 02/00705/FUL/CONS

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1BN

Time Square
Market Street
Bracknell
Berkshire RG12 1JD
☎ 01344 351400
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
email:
environment@bracknell-forest.gov.uk
www.bracknell-forest.gov.uk

Dear Sir/Madam

DESCRIPTION: Construction of 4 storey building to form hotel and 2 storey building to form licensed bar and restaurant together with associated access and car parking facilities.

LOCATION: Land Between Coppid Beech Hotel And Coppid Hill House London Road Binfield

REFERENCE: 02/00705/FUL

CASE OFFICER: Erich Konig 01344 351137

Town and Country Planning Act 1990

Please find enclosed a copy of the above planning application.

I shall be grateful if you would consider the proposal and advise me of any relevant views you may have. Any comments should be expressed in writing and received within 21 days of the date of this letter.

Please do not hesitate to contact the Case Officer, Erich Konig, on direct line 01344 351137, should you have any queries on this matter.

Yours faithfully

E.A.König

Head of Planning & Building Control

Enc.

Time Square,
Market Street,
Bracknell,
Berkshire. RG12 1JD
Tel: (01344) 424642
Fax: (01344) 351104
DX 33611

Planning Application

Application for permission to carry out development
Town and Country Planning Acts

Mike Holmes BSc (Econ) DipTP MRTPI Borough Planning Officer

26 JUL 2002

00705

BRACKNELL FOREST BOROUGH COUNCIL

- Please answer all questions in block letters
- If a question is not applicable, answer N/A.
- Please submit SIX copies of forms and plans to the address above.
- Applicants Notes are available to assist completion of this form.

BRACKNELL FOREST BOROUGH COUNCIL
ENVIRONMENT DEPARTMENT

RECEIVED
8 JUL 2002
Passed To:

Part 1

1	Applicants Name Address Post Code	KEY PROPERTIES LIMITED, JUBILEE HOUSE, JOHN NIKE WAY, AMEN CORNER, BRACKNELL, BERKS, RG12 8TN 18 JUL 2002 Phone: 01344 789555	
2	If the applicant has an agent, all correspondence will be sent to the agent. Agents Name Address Post Code	NIKE DESIGN GROUP, 66 PARK STREET, BRIDGEND, MID GLAMLRGAN, CF31 4BB. Phone: 01656 766752	
3	On the plans show the site outlined in **RED**. Show also **OTHER** land in the applicant's ownership or control in **BLUE**. (see note 4). Site Location/ Address	LAND TO THE SOUTH WEST OF THE COPPID BEECH HOTEL, JOHN NIKE WAY, BINFIELD, BRACKNELL, BERKSHIRE.	
4	Description of Proposal: Give brief details and state for what purpose this site and any buildings will be used.	CONSTRUCTION OF A HOTEL, DETACHED LICENCED BAR AND RESTAURANT.	
5	Give the area in hectares or part of a hectare. (see note 2).	Area of site	1.5 HECTARES
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 this application or provide a schedule.	Plans/Drawing	SEE ATTACHED ISSUE SHEET

8 Does the application involve any of the following?
Tick the relevant boxes.

Change of use		Redevelopment	
Erection of a new building	✓	Alteration/Extension	
		Demolition	

9 What type of application is this? (see note 2). Tick one box only.

Outline permission (see question 10 overleaf)		State relevant outline permission number. Also complete Q.10	
Full permission	✓		
Approval of details/reserved matters		State period required	
Temporary permission			
Variation of conditions		State relevant application no. and Condition no.(s) to be varied	

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 the application?	External appearance Means of access N/A Landscaping	Siting Design
11	What is the existing use of the land and/or buildings(s)? eg. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.		VACANT SITE
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 existing trees on the site?	~~Yes~~/No	If yes, please show positions, spread and species on the plans indicating which, if any, are intended to be felled.
14	State external materials to be used (if known)		WALLS - GLASS AND RENDER ROOF - ETERNIT TYPE SLATES
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.		TO BE AGREED
16	How will surface water be disposed of?		MAIN SEWER
17	How will foul sewage be disposed of? Please indicate line of existing or proposed on the plans.	To existing system Yes/~~No~~	If no, please give details:
18	What are access arrangements? Give details of pedestrian and vehicular access.	As existing As proposed	N/A SEE LAYOUT PLAN
19	Has provision be made for the disabled? (see note 8).		YES

20 If this proposal involves residential development or the loss of residential units, complete the following table. (see note 5).

N/A

	Number of dwellings			Number of habitable rooms		
	Proposed	To be retained	To be lost	Proposed	To be retained	To be lost
House						
Bungalow						
Flat/ Maisonette						
Other						

21	Does the proposal involve any non-residential building or use?	~~Yes~~/No	If yes, complete part 2 of the form
22	State the fee enclosed with this application.	£ NIL	N.B. A separate fees schedule must be completed and enclosed with this application form.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings.

Signed: _____ on behalf of: KEY PROPERTIES LTD. Date: 4/7/02

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 and all new work is clearly distinguished on the plans (see note 4). Every application must be accompanied by the appropriate certificate and fee.

Part 2

This part of the form need only be completed if the application involves non-residential development. Please answer all question in block letters. If the answer is not applicable, write N/A in the space provided. Space is provided overleaf for any additionc information. Applicants Notes are available to assist completion of this form.

23 State the gross floor space (by external measurement) of all buildings to which this application refers (metric units only).

Use class (as defined in the use classes order)		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 & Professional services				
A3	Food & Drink			1102 SQ.M	
B1(a)	Office (other than A2)				
B1(b)	Research & Development				
B1(c)	Light industrial				
B2	General Industrial				
B8	Storage or distribution				
C1	Hotels & Hostels			7500 SQ.M	
C2	Residential Institutions				
D1	Non-Residential Institutions				
D2	Assembly & Leisure				
Other	Please Specify				
Other	Please Specify				
Total				8602 SQ.M	

24 If C1 or C2 use is proposed, please state number of bed spaces.

97 BEDROOMS
194 BED SPACES

25 What provision is being made for parking, loading and unloading on site?
(show location on the plans and distinguish between parking for operational needs and other purposes).

SEE LAYOUT PLAN

26 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.

HOTEL, DETACHED LICENSED BAR AND RESTAURANT.

27 Who will occupy the premises?
a) Give the name and current operating address of the proposed occupier.
b) Will these premises be vacated?

UNKNOWN AT THIS TIME

28 If known, how many people are likely to be employed on site after completion of the development?

Existing staff	Transferred staff	New staff	Total

29 Does the proposal involve the use or storage of hazardous substances? If so, state this material, the quantity and method of storage. A separate consent may be required. (see note 6).

Yes/No

30 What is the nature, volume and proposed means of disposal of any trade effluents, waste or refuse?

FOOD WASTE AND PACKAGING VIA PRIVATE SKIP AND L.A. COLLECTION.

31	Is the proposal related to an existing or recent planning application on or near the site?	~~Yes~~/No	If yes, please explain the relationship.
32	What is the estimated vehicular traffic flow to/from the site during a normal working day?		300 NO. VEHICLES

Additional Information:

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 and may be used by the Council only for purposes registered under the Data Protection Act.