EX SYSTEMS LTD

APPLICATION NO:
F/2000/1894

LOCATION:
Ridge End The Ridges, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Caster C/O Camelot Automation

PROPOSAL:
Proposed erection of replacement piers and gates.

EARLIEST DATE FOR DECISION: **31/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 28/08/2000

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Caster
C/O Camelot Automation
Unit 1 Barn Elms
Dart Lane
Bradfield Reading
Berkshire
RG7 6DF

Application Number: F/2000/1894

Parish: **FINCHAMPSTEAD**

Location: **Ridge End, The Ridges, Finchampstead, Wokingham.**

Proposal: **Proposed erection of replacement piers and gates.**

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

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. The gates hereby approved shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
3. The gates shall be painted black, unless otherwise agreed in writing by the Local Planning Authority.

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

Reason
2. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
3. In the interests of visual amenity.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1, C5 and C8.

South East Area Local Plan Policies STV2, SC3, SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WLL2.

John Mitchell
Development Control Manager
Date: 10/11/2000

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.

Received by Wokingham District Council

Application No: F/2000/1894

Proposal:
Proposed erection of replacement piers and gates.

Location:
Ridge End, The Ridges, Finchampstead, Wokingham.

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 notice for delivery of plans.*

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/07/2000. 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

07 July 2000

Application Number F/2000/1894
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2.	C139	R139	Change from 'Any gates provided' to, 'The gates hereby approved'
3.			The gates shall be painted black, unless otherwise agreed in writing by the L.P.A.
		REASON	In the interests of visual amenity.
		N16	BSP: OS1, C5, C8 SEALP: STV2, SC3, SBE1, SBE2. WDLP: WOS2, WOS3, WBE1, WLL2.

John Murdin

on 10/11/00

RECORD OF SITE VISIT

SITE ADDRESS: Ridge End The Ridges Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1894

OFFICER: Elaine Connor

DATE OF SITE VISIT: 11/8/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
rural, countryside area
maturely landscaped.

3. DESCRIPTION OF SITE/BUILDING
entrance to residence off The Ridges

4. RELATIONSHIP TO ADJOINING PROPERTIES
n/a.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1894

Applicant : Mr & Mrs Caster C/O Camelot Automation.

Location : Ridge End, The Ridges, Finchampstead, Wokingham.

Proposal : Proposed erection of replacement piers and gates.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/8/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/07/2000

Earliest Date for Decision : 31/07/2000

Latest Consultation Date/Site Notice Expiry Date : 31/07/2000

This application will have expired on: 28/08/2000. 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: recommend condition - see file.

FINCH. P. COUNCIL: No objection

ENVIRONMENTAL DESIGN: No objection

Planning Issues : • RURAL AREA
• AREA SPECIAL LANDSCAPE IMPORTANCE.

SEALP: STV2, SC3, SBE1, SBE2

BSP: OS1, C5, C8

WDLP: WOS2, WOS3, WBE1, WLL2.

Application Number: F/2000/1894
PROP: ERECTION OF REPLACEMENT PIERS & GATES.
Appraisal :

The application being considered proposes the erection of replacement piers & gates at 'Ridge End', The Ridges.
The site is situated outside the settlement boundary in an area of Special Landscape Importance.

IMPACT UPON THE CHARACTER OF THE AREA:
Given the style & design of the proposed entrance gates & brick piers & the set back of the structure from the main road it is not considered that the proposed structure will have an adverse negative impact upon the character of the area.

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

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 07 July 2000

Application Number: F/2000/1894

Proposal: Proposed erection of replacement piers and gates.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Ridge End, The Ridges, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Caster C/O Camelot Automation.

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).

GATES TO BE SET BACK A DISTANCE OF AT LEAST 5m FROM THE NEARSIDE CARRIAGEWAY OF THE ADJOINING HIGHWAY, AND SHALL OPEN AWAY FROM THE HIGHWAY.

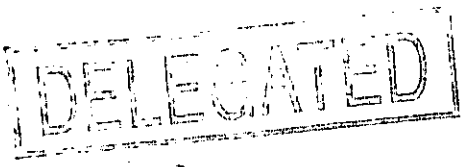
SR 13.

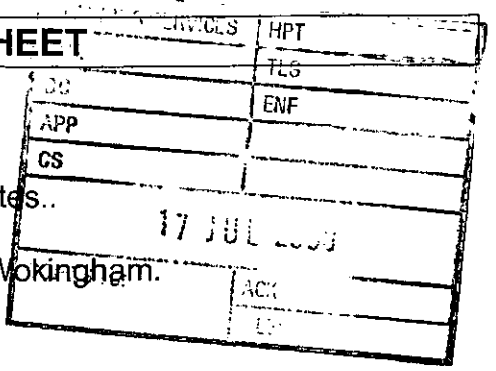
Signed: _____ **Print name:** ADAM COSSINS

02/08/00.

FROM: Elaine Connor

DATE: 07 July 2000





FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1894

Proposal: Proposed erection of replacement piers and gates..

Site Address: Ridge End, The Ridges, Finchampstead, Wokingham.

Applicant: Mr & Mrs Caster C/O Camelot Automation.

Your observations are required in respect of this application **by 31/07/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S.Cl DATE: 14-7-00

Clerk To Finchampstead Parish/Town Council.

TO: DEVELOPMENT CONTROL
Elaine Connor

FROM: Environmental Design

DATE: 25th July 2000

Location: Ridge End, The Ridges, Finchampstead

Proposal: Proposed erection of replacement piers and gates

Application Number: F/2000/1894

In response to your consultation dated 7th July 2000 for the above application, the landscape comment is as follows:

This application is acceptable; it is in keeping with its setting.

Patricia Green

Patricia Green
Landscape Consultant

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

Tel: (0118) 974 6451

Date: **07 July 2000**

My ref: F/2000/1894

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1894
Ridge End, The Ridges, Finchampstead, Wokingham.
Proposed erection of replacement piers and gates.

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

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1894**
Ridge End, The Ridges, Finchampstead, Wokingham.
Proposed erection of replacement piers and gates.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

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

Tel: (0118) 974 6451

Date: **07 July 2000**

My ref: F/2000/1894

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1894
Ridge End, The Ridges, Finchampstead, Wokingham.
Proposed erection of replacement piers and gates.

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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** *Application Number:* **F/2000/1894**
Ridge End, The Ridges, Finchampstead, Wokingham.
Proposed erection of replacement piers and gates.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 [illegible] 2000	
Officer: EC	Application No. F/2000/1894

Map No. 115 **Site** 054

Easting: ..... **Flood Pln** .....

Northing: ..... **Mineral** .....

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

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

Description:
(F.) PROPOSED ERECTION OF REPLACEMENT PIERS & GATES

Location: RIDGE END THE RIDGES

Parish: FINCHAMPSTEAD Ward: Finch South.

7.7.2000.

Applicant: MR/MRS CASTER

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation + Brick sample.

		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 : 7.7.2006 ✓10/7

Parish Council Informed - YES / NO ✓10/7

INTERNAL CONSULTATIONS

Building Control : .....

Landscape ✓10/7 ✓.....

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 (BABTIE) .....

Archaeological Site (BABTIE) : .....

Education .....

Social Services ✓.....

Highways ✓10/7 .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish : .....

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco : .....

Environment Agency .....

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 .....

NEIGHBOURS:

✓10/7 S/N + Pine Cottage, Cornerways, Hush Cross, Hereham } The Ridges ✓

Ridge End
ADDRESS THE RIDGES

PARISH FINCHAMPSTEAD

PLOT No.

BUILDER

ORD. SHEET No. SU. 8063 (115)

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
R/223/59	K M Wood	alt + add	12. 1. 60	APP	APP
R/177/64	"	alterations	9. 7. 64	APP	APP
PD/345/66	"	convert garage to staff bedroom & bathroom	7. 7. 66	APP	N/A
R/325/66	"	shed for storing boat	24. 11. 66	APP	C/A
36595	MR. D. BENTLEY	2/ST. ALT.	28.10.88		C/A
32589	"	"	24.2.89		C/A
BRA6682	"	"	20.2.89	APP	
333092		S/ST. & 2/ST. BUILDING	2.6.89		C/A
BRA 7057	"	GARAGE & GAMES ROOM ETC.	12.4.89	APP	
34368	"	STORE TO REAR.	26.10.89		Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only. Application number: 13.JUL.2010* 1894

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR + MRS CASTER
	Address and postcode	RIDGE END THE RIDGES FINCHAMPSTEAD WOKINGHAM. RG40 3SY
	Phone number	0118 973 2997
2	Agent's Name	CAMELOT AUTOMATION
	Address and postcode	UNIT 1 BARN ELMS DARK LANE BRADFIELD READING RG7 6DF
	Phone number	0118 9745142
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	RIDGE END THE RIDGES FINCHAMPSTEAD WOKINGHAM RG40 3SY
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACE EXISTING GATES AND PIERS.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	MULTI-RED BRICK. RENDERED/PAINTED. BLACK PAINTED.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have? N/A.	Existing:	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

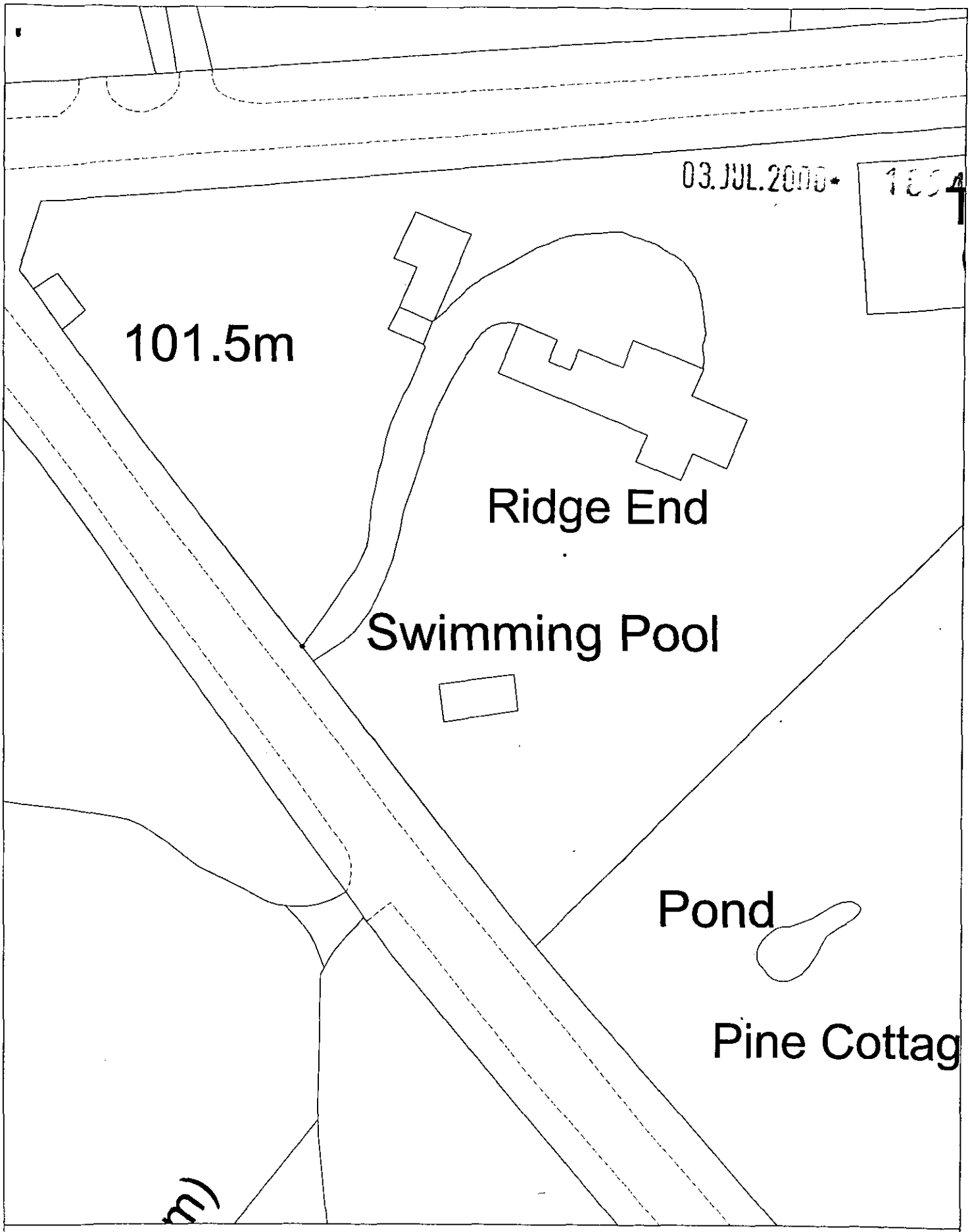
None of the land forms part of an agricultural holding.

Your signature: X C B Barlow

on behalf of MR+MRS CASTER

Date X 30-6-00

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



Site Plan, Scale: 1 to 500

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Date: 27 June 2000

N
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Site Plan, Scale: 1 to 2500

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Date: 27 June 2000

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