APPLICATION NO:
F/2000/1079

LOCATION:
Queen Adelaide Blakes Lane, Hare Hatch Reading.

APPLICANT:
Ms C Shone C/O DMM Consultancy

PROPOSAL:
Proposed change of use from public house to single dwelling.

EARLIEST DATE FOR DECISION: **05/05/2000**

APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Nicola Lake**

5 June 2000

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms C Shone
C/O DMM Consultancy
Appletree House
The Crescent
Maidenhead
Berkshire
SL6 6AB

Application Number: F/2000/1079

Parish: **WARGRAVE**

Location: **Queen Adelaide, Blakes Lane, Hare Hatch, Reading.**

Proposal: **Proposed change of use from public house to single dwelling.**

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 area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking and re-enacting that Order) no buildings, extensions or alterations permitted by Classes A, B, C, D or E of Schedule 2, Part 1 of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
4. The annex shall remain in the sole ownership of the main adjoining dwelling house and shall not be sold off at any time

Condition
5. The ground floor and 1st floor bathroom window in the north west elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell
Development Control Manager
Date: 12/06/2000

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/2000/1079

Proposal:
Proposed change of use from public house to single dwelling.

Location:
Queen Adelaide, Blakes Lane, Hare Hatch, 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/05/2000. 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

YELDALL MANOR 17 470 034.

ADDRESS CONVENT OF THE GOOD SHEPHERD OFF BLAKES PARISH WARGRAVE

PLOT No. (~~YELDALL~~ YELDALL MANOR) LISTED BUILDING ROAD. ORD. SHEET No. SU. 8079 (18)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03155	Emmersbury Investments Ltd	Change use to Advertising agency	4 9 75	N/A Ref
04302	Society of the Good Shepherd	" " " Country Club	15 4 76	N/A C/A
05094	" " " "			
	PERSHORE & NASHDOM TRUST LTD	" " " TO RES TRAINING CENTRE WITH ADMIN. OFFICES, GRAPHIC DESIGN STUDIOS	26-8-76	N/A REF.
05095	" "			
05096	" "	CLASS II OFFICES		
05097	" "	" " " & RES. RESEARCH & DEVELOPMENT		
05098	" "	" " LABORATORIES		
05721	Operation Concern	Change of use to training centre	20-1-77	N/A C/A
18809	" "	O/L DWELLING HOUSE	10-2-83	N/A REF
19940.	"	"	25/2/83	N/A Ref
BR22440	"	N.C.	20-3-84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O 117

DRAINAGE

091074 23824 (LBC) (~~The Lodge~~) Demolition of whole building 11-10-85 CA.

~~WHIPPET INN QUEEN ADELAIDE~~ RIVER 'Z' 'REEF' RESTAURANT E

ADDRESS ~~QUEEN ADELAIDE INN~~ THE HOLT. BLAKES ROAD PARISH WARGRAVE.

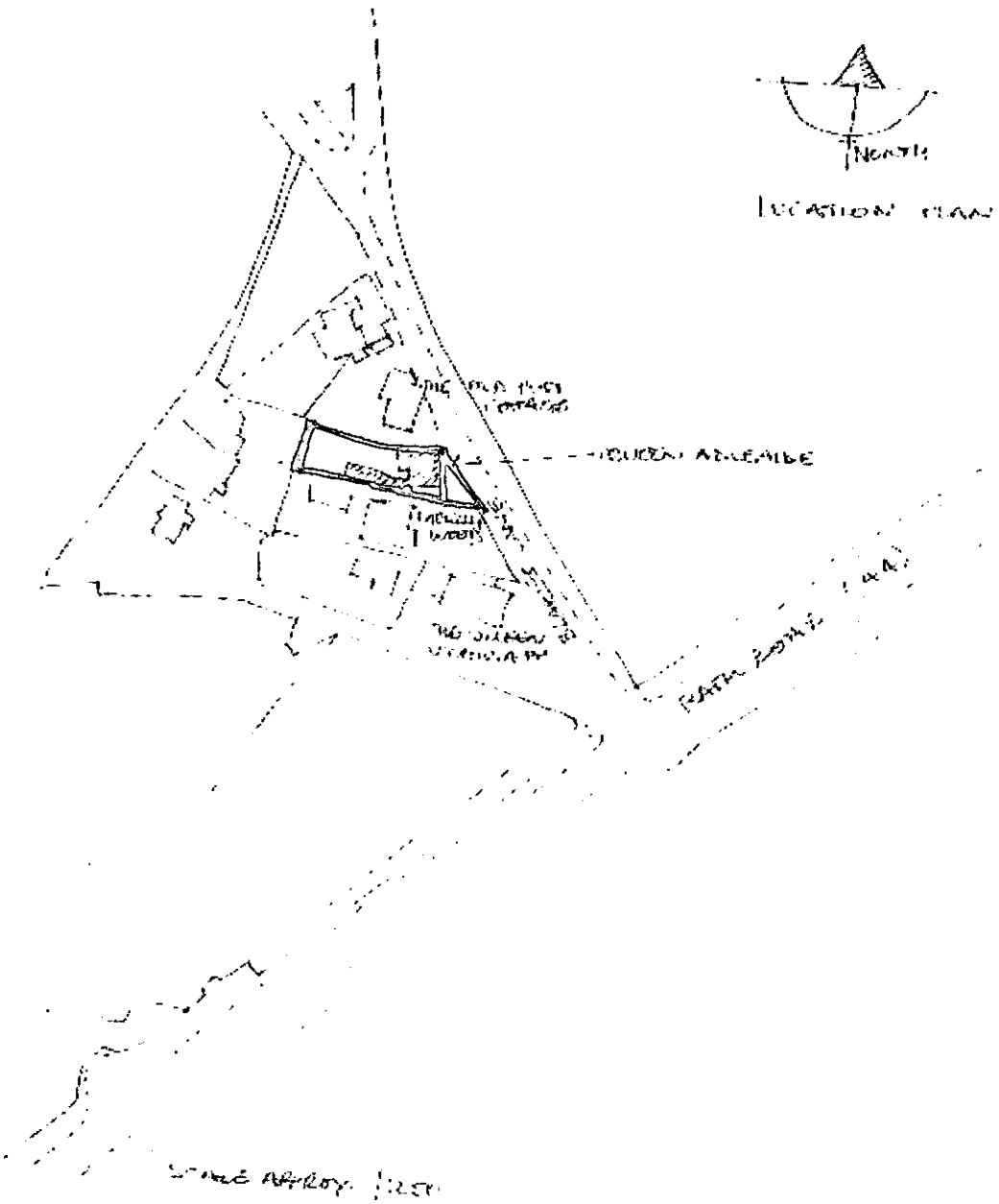
PLOT No. ORD. SHEET No. SU. 8073 (22)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 22645	MR. J. CAPON	KITCHEN EXT. & WCs	22-5-84	APP N/A
21475	"	"	31-5-84	N/A C/A
BR25266	MR. N. CAMPBELL	EXT. & IMPR. (U.C.S.)	11-9-85	APP N/A
24201	"	" "	9-10-85	N/A C/A
39135		S/ST. EXTENSION	6-5-92	REF
FP/92/0175	PARK/MULLEN	ALTS. TO BAR & TOILETS	25-3-92	APP
40641	" " RETRO-	LINK	15-3-93	C/A
FP/93/1211	" "	LINK BETWEEN RESTAURANTS UPGRADED	25-2-93	APP
40907	" "	ILL. DIR. SIGN	26-6-93	REF
99/59420/F	Caroline Turner	C. of U. & conv. to 2 flats	22.9.99	C/A

MINISTRY DECISION

SPECIAL ORDERS


NORTH
LOCATION PLAN

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1079

Applicant : Ms C Shone C/O DMM Consultancy.

Location : Queen Adelaide, Blakes Lane, Hare Hatch, Reading.

Proposal : Proposed change of use from public house to single dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27.4.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 27.4.2000

Date Registered : 23/03/2000

Earliest Date for Decision : 05/05/2000

Latest Consultation Date/Site Notice Expiry Date : 05/05/2000

Application Expiry Date: 18/05/2000

Consultation Responses :

Wargrave P.C - No objection Concern over additional windows

Environmental Health - No objection

Highways - Another plan - No objection subject to condition

Planning Issues :

Site Designation - within the Green Belt
- within the Area of landscape importance

1.) Impact upon the neighbouring dwellings.

2.) Impact upon the character and amenity of the Green Belt.

Application Number: F/2000/1079

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is to convert the existing P. House into a Single residential dwelling. There has been a previous application which gave consent to convert the property into two separate flats.

The proposed development would have no external alterations to the property apart from the blocking up of the existing Bathroom window on the Ground floor. All other alterations are internal. Therefore, there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the character and amenity of the Green Belt.

The proposed development would have no impact upon the main visual Structure of the property. The proposal would therefore have no detrimental impact upon the open character or amenity of the Green Belt.

3.) Impact upon the Highway Safety.

The proposed development is for a 4 bedroom dwelling. The proposal also includes a 1 bedroom annex. The proposed parking scheme shows 6 parking spaces. The Highway Authority is satisfied that the proposal meets the District's Highway standards.

Recomendation : Approval: ☑ ~~**Refusal:**~~ ☐

(tick appropriate box)

Application Number F/2000/1079
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC23	SR06	Parking
3	→	SR05	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking and re-enacting that order) no buildings, extensions or alterations permitted by classes A, B, C, D or E of Schedule 2, part 1 of the 1995 order shall be carried out without the prior written permission of the local Planning Authority
4	→	SR05	The annex shall remain in the sole ownership of the main adjoining dwelling house and shall not be sold off at any time
5	SC20	SR24	Ground floor and 1st floor Bathroom windows in the north west elevation

RECORD OF SITE VISIT

SITE ADDRESS: Queen Adelaide
Blakes Lane Hare Hatch Reading.

APPLICATION NUMBER: F/2000/1079

OFFICER: Nicola Lake

DATE OF SITE VISIT: 27.6.2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Rear of Site .

2. DESCRIPTION OF SURROUNDINGS

Rural .

3. DESCRIPTION OF SITE/BUILDING

A/S Detached Public House / vacant .

4. RELATIONSHIP TO ADJOINING PROPERTIES P/P has been granted for conversion into 2 dwellings proposal is conversion from P/H to 1 dwelling with 5 Bedrooms - check highways

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 25 May 2000

My ref: F/2000/1079

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 F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2000/1079
Queen Adelaide, Blakes Lane, Hare Hatch, Reading.
Proposed change of use from public house to single dwelling.

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 **Nicola Lake** on **(0118) 974 6481**. 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 5 June 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1079**
Queen Adelaide, Blakes Lane, Hare Hatch, Reading.
Proposed change of use from public house to single dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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 6481

Date: 25 May 2000

My ref: F/2000/1079

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 S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/1079
Queen Adelaide, Blakes Lane, Hare Hatch, Reading.
Proposed change of use from public house to single dwelling..

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Nutter pp

Head of Planning and Transportation

Recd 2.00PM 15.5.00

29404

PCL
DC
APP
CS

16 MAY 2000

COPIES TO: ACK:
FILE:

DMM
CONSULTANCY LTD

Appletree House, The Crescent, Maidenhead, Berkshire SL6 6AB. Tel/Fax: 01628-789670

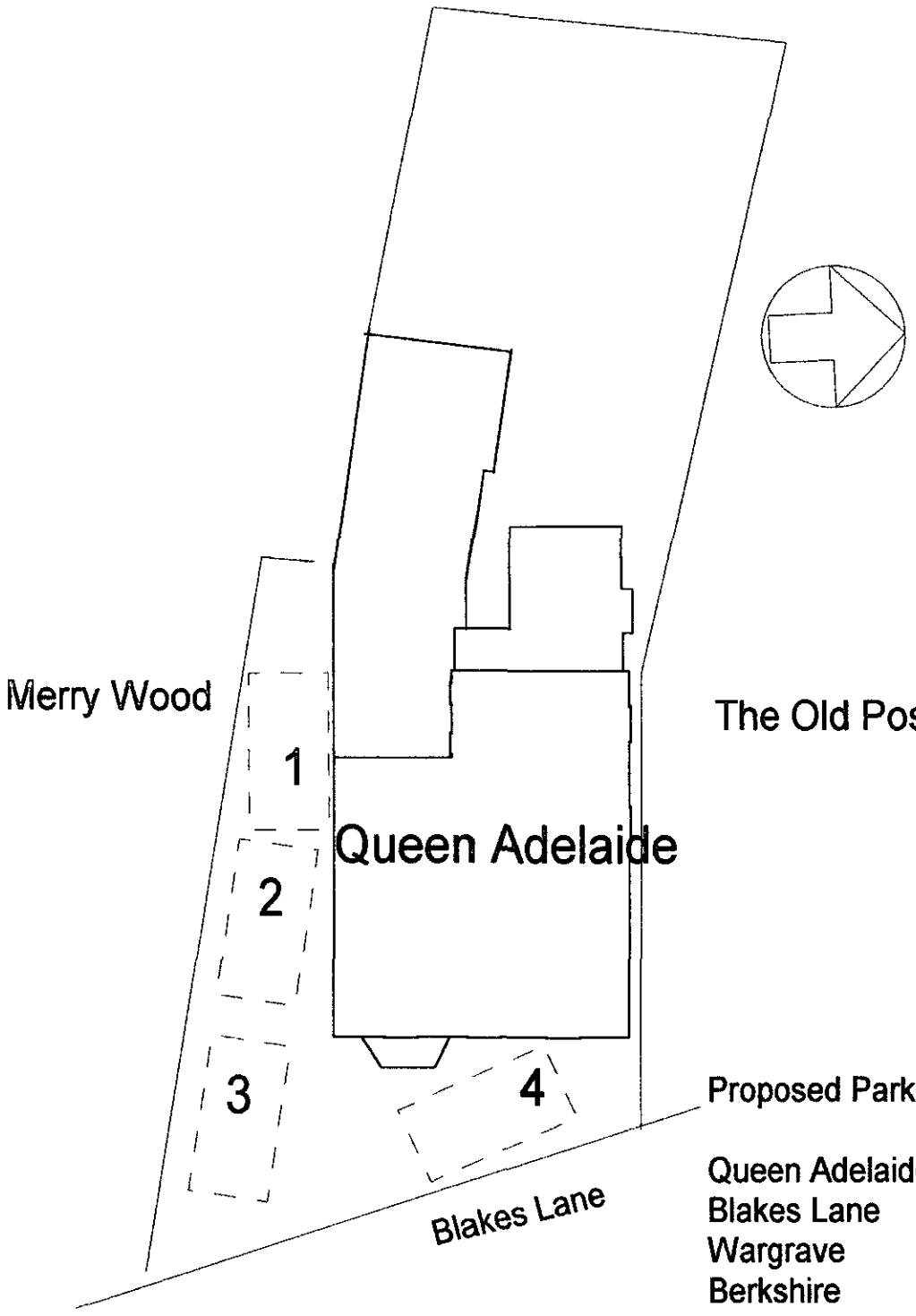
F/2000/1079

Att. Ms. N. LAKE

5 Revised copies of parking plans for Over Adelaide pl. application

PA

WITH COMPLIMENTS



Proposed Parking Layout

Queen Adelaide Public House
Blakes Lane
Wargrave
Berkshire

Scale approx1:200
Drwg No: 491/2000/p
rev110/05/00

WARGRAVE PARISH COUNCIL

Tel/Fax : 01628 788354
Email : wargraveparishcouncil@hotmail.com

47 Halifax Road
Pinkneys Green
Maidenhead
Berkshire
SL6 5ES

PLANNING SERVICES | HPT 28665
POL | TLS
DC | ENF
APP |
CS |
25 APR 2000
COPIES TO: | ACK:
FILE:

WARGRAVE PARISH CONSULTATION SHEET

DELEGATED

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	F/2000/1079
APPLICANT:	Ms C Shone C/o DMM Consultancy
SITE:	Queen Adelaide, Blakes Lane, Hare Hatch, Reading.
PROPOSAL:	Proposed change of use from public house to single dwelling.
COMMENTS:	No objection. Informative – The Parish Council would prefer not to see any additional windows inserted.

Stephen Hedges
Clerk to Wargrave Parish Council

Date: 18th April 2000

Comments required by	**5/5/2000**
Fax to	0118 974 6484

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 11 April 2000

Application Number: F/2000/1079

Proposal: Proposed change of use from public house to single dwelling.

Site Address:
Queen Adelaide, Blakes Lane, Hare Hatch, Reading.

Applicant:
Ms C Shone C/O DMM Consultancy.

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).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT FOR FOUR VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. SPACES TO BE 2.4 x 4.8m.

Signed: N.S. Foster 25-4-00 **Print name:** N TROTTER

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT
PC | TLS
DC | ENF
APP |
CS |
18 APR 2000
COPIES TO: | ACK:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: JPE/PA

To: Nicola Lake, Planning

Your Ref:

Date: 17 April, 2000

PROPOSED CHANGE OF USE FROM PUBLIC HOUSE TO SINGLE DWELLING
SITE ADDRESS: QUEEN ADELAIDE BLAKES LANE HARE HATCH
APPLICATION NO: F/2000/1079

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

Joanne Ellis

PLANNING SERVICES | HPT 25702
POL | TLS
DC NL | ENF
APP |
CS |
26 APR 2000
COPIES TO: | ACK:
FILE:

DMM *Consultancy* Ltd
Property Consultants

Appletree House
The Crescent
Maidenhead
Berkshire
SL6 6AB

Tel:01628 789670
Fax:01628 621172

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

Our ref:PAA/jl

Your ref: F/2000/1079

20th April 2000

Dear Sirs

Queen Adelaide Public House Blakes Lane Knowl Hill Berkshire
Proposed change of use from public house to single dwelling

We enclose five copies of the proposed parking layout showing four car parking spaces .

Any queries please call.

Yours sincerely

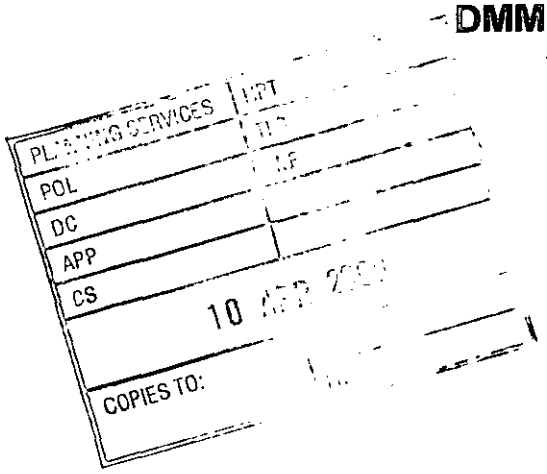
Philip A. Alexander Bsc FRICS
DMM *Consultancy* Ltd .

NL
for file.

DMM Consultancy Ltd
Property Consultants

Appletree House
The Crescent
Maidenhead
Berkshire
SL6 6AB

Tel:01628 789670
Fax:01628 621172



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

Our ref:PAA/jl

7th April 2000

Dear Sirs

Queen Adelaide Public House Blakes Lane Knowl Hill Berkshire
Application made 15th March

We enclose our additional cheque for £95 making the total application fee of £190.00.

Please receipt .

Any queries please call.

Yours sincerely

Philip A. Alexander Bsc FRICS
DMM Consultancy Ltd .

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 MAR 2000	
Officer: NL	Application No. F/2000/1079

Map No. 18 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☑ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CHANGE OF USE FROM PUBLIC HOUSE TO SINGLE DWELLING

Location: QUEEN ADELAIDE PH BLAKES LANE

Parish: WARGRAVE Ward: Wargrave 11-4-2000

Applicant: MS SHONE

requested by phone 5/4/00

Fee Received 95-00 Required 190-00 Additional 95-00 Refund .....

Enforcement Section to be notified (b) ☐ 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	Parking layout (5 bedrooms)		
3	Forms unsigned	~~Q4 - Floor space details? Lost A3, gain residential~~		
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 : 11.4.2000 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:

.....

.....

..... No pre-apps

NEIGHBOURS:

S/N+ Merry Wood, Blakes Lane,
The Old Post Cottage, Blakes Lane
1 & 2 Holt Cottages, The Holt,
The Queen Adelaide P.H., Blakes Lane
Garden Cottage, Blakes Lane
Blakes Cottage, Blakes Lane

✓ Hare Hatch

23.MAR2000* 1079

DMM *Consultancy* **Ltd**
Property Consultants

Appletree House
The Crescent
Maidenhead
Berkshire
SL6 6AB

Tel:01628 789670
Fax:01628 621172

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

Our ref:PAA/jl

15th March 2000

Dear Sirs

Queen Adelaide Public House Blakes Lane Knowl Hill Berkshire

Consent was granted under app no.99 69420/F for the conversion of this building into two self contained flats having 5 parking spaces .

Our Client is now wishing to consider conversion to a single dwelling retaining five spaces on site .

We therefore enclose our application and cheque for £95 in payment of the statutory fee .

Any queries please call.

Yours sincerely

Philip A. Alexander Bsc FRICS
DMM *Consultancy* **Ltd .**

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
23.MAR2000* 1079

1.	APPLICANT'S NAME	MS C. BROWNE
	ADDRESS	C/O BIRD IN HAND BATH RD
		TWYFORD BERKSHIRE
	POST CODE	RG10 9UP PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DMM CONSULTANCY LTD
	ADDRESS	APPLETREE HOUSE THE CRESCENT
		MAIDENHEAD BERKSHIRE
	POST CODE	SL6 6AB PHONE 01628 789670
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	THE QUEEN ADELAIDE PH
		BLAKES LANE, WARGRAVE, BERKS.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE FROM PH TO SINGLE DWELLING
5. Give the area in hectares or part of a hectare	AREA OF SITE	-20 HECTARE
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	491/2000/02, LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☑	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

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

EX. PUBLIC HOUSE, NO LONGER IN USE. USE CEASED CIRCA 1998

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.

NO MATERIAL ALTERATIONS

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.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

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

AS EXISTING: FIVE PARKING SPACES ONSITE ACCESS DIRECTLY FROM BLAKES LN

AS PROPOSED: AS ABOVE

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

YES

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 / 11 *	/ *	/ *
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.

£95.00

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 C. SHONE DATE 15/03/2000

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

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".

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.'

1789/a

SECTION 66 CERTIFICATE

23.MAR2006 079

Application No.

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

- 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 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 . . . . . PA

On behalf of . . . C. STONE . . . . . .

Date . . . 15/03/2000 . . . . . .

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

(1) YELDALL MANOR 17170034.

ADDRESS CONVENT OF THE GOOD SHEPHERD OFF BLAKES PARISH WARGRAVE

PLOT No. (~~YELDALL~~ YELDALL MANOR) LISTED BUILDING ROAD. ORD. SHEET No. SU. 8079 (18)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03155	Emmesbury Investments Ltd	Change use to Advertising agency	4 9 75	N/A Ref
04302	Society of the Good Shepherd	" " " Country Club	15 4 76	N/A C/A
05094	" " " "			
	PERSHORE & NASHDOM TRUST LTD	" " " TO RES TRAINING		
05095	" "	CENTRE WITH ADMIN. OFFICES, GRAPHIC DESIGN STUDIOS	26.8.76	N/A REF.
05096	" "	CLASS II OFFICES		
05097	" "	" " " & RES. RESEARCH & DEVELOPMENT		
05098	" "	" " LABORATORIES		
05721	Operation Concern	Change of use to training centre	20.1.77	N/A C/A
18809	"	O/L DWELLING HOUSE	10.2.83	N/A REF
19940.	"	"	25/2/83	N/A Ref
BR 22440	"	N.C.	20.3.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O 117

DRAINAGE

091074 23824 (LBC) (~~The Lodge~~) Demolition of whole building 11-10-85 CA.

~~WHIPPET INN~~ ~~QUEEN ADELAIDE~~ RIVER & ~~REEF~~ RESTAURANT E

ADDRESS ~~QUEEN ADELAIDE INN~~ THE HOLT. BLAKES ROAD PARISH WARGRAVE.

PLOT No. ORD. SHEET No. SU. 8078 (22)

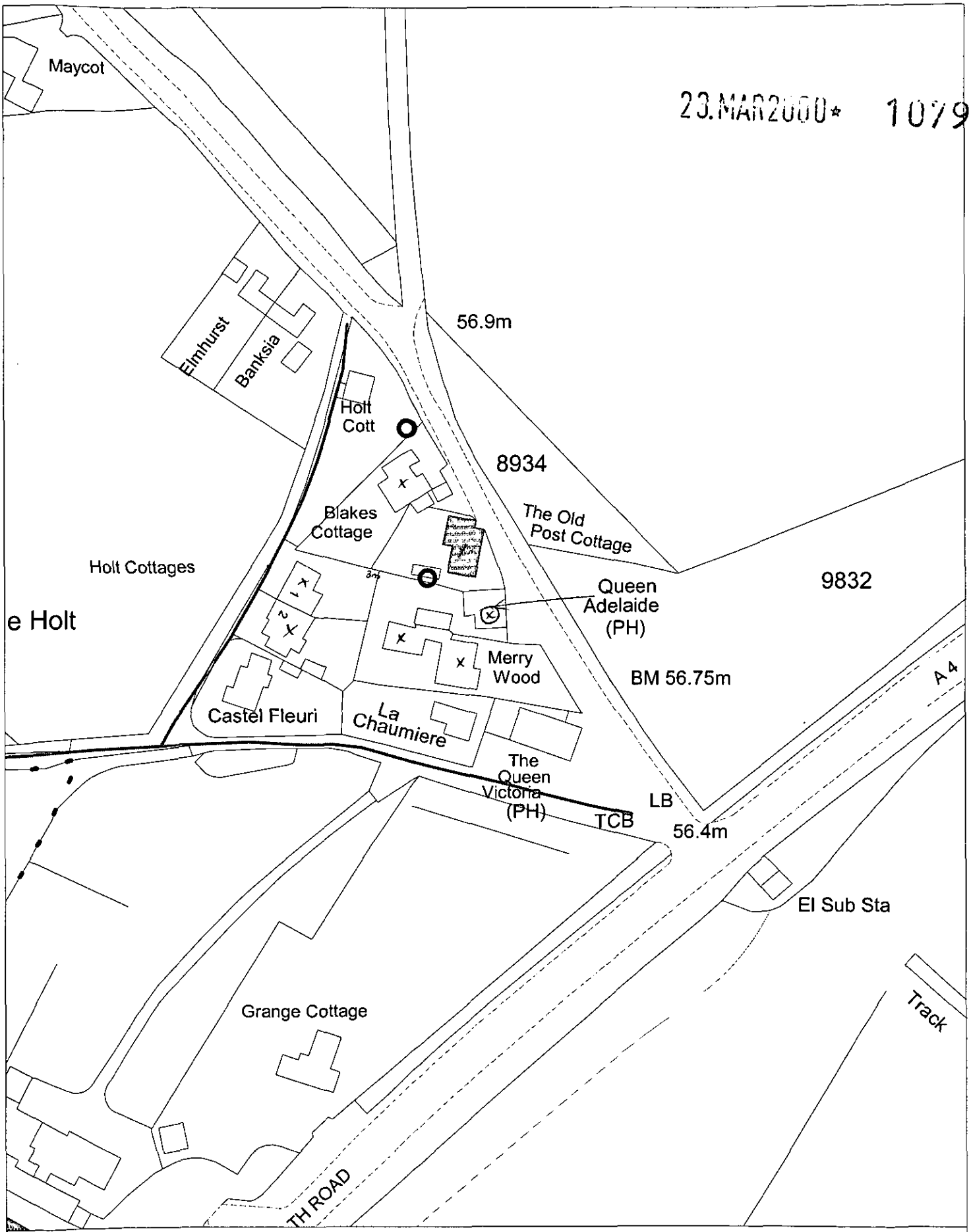
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 22645	MR. J. CAPON	KITCHEN EXT. & WCs	22.5.84	APP N/A
21475	"	"	31.5.84	N/A CIA
25266	MR. N. CAMPBELL	EXT. & IMPR. (U.C.S.)	11.9.85	APP N/A
24201	"	" "	9.10.85	N/A CIA
39135		S/EXT. EXTENSION	5.92	REF
FP/92/0175	PARK/MULLEN	ALTS. TO BAR & TOILETS	25.3.92	APP
40641	" " RETRO-	LINK	15.3.93	CIA
FP/93/1211	" "	LINK BETWEEN RESTAURANTS	25.2.93	APP
		UPGRADED		
40907	" "	ILL. DIR. SIGN	26.4.93	REF

99/59427/F Caroline Turner C. of U. & conv. to 2 Flats 22.9.99 C/A

MINISTRY DECISION

SPECIAL ORDERS



Site Plan, Scale: 1 to 1250

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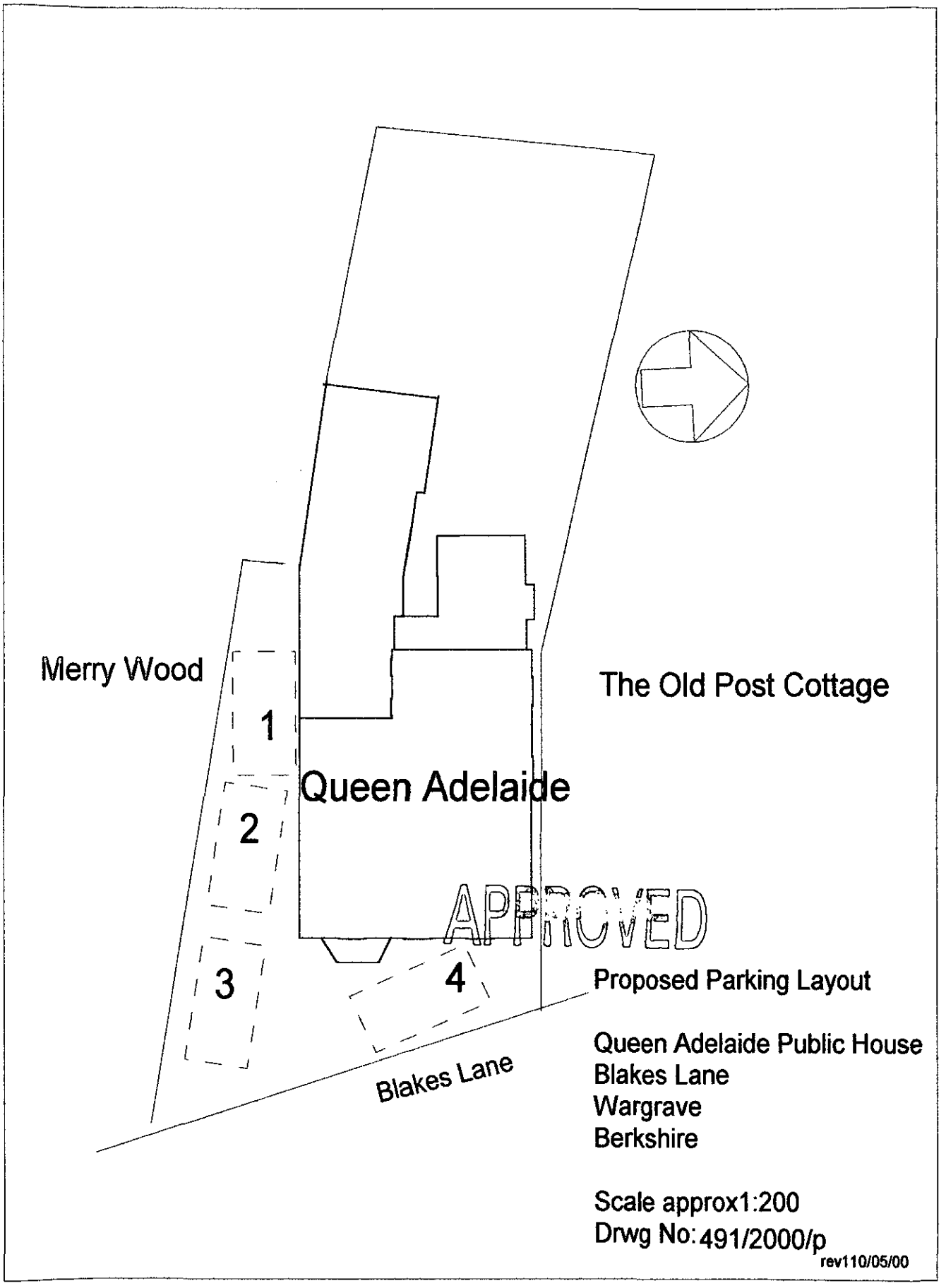
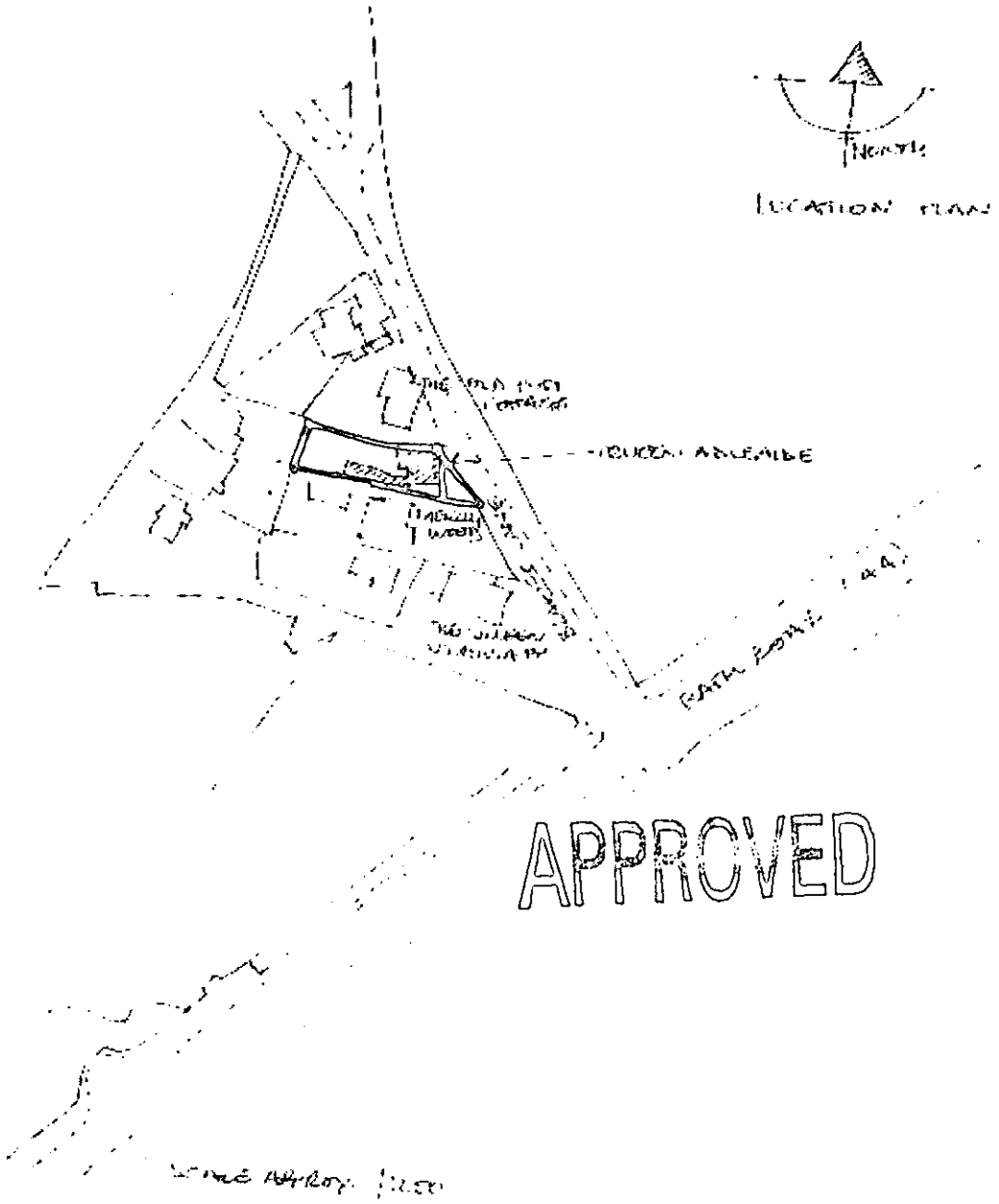
Date: 30 March 2000

N W E S


Merry Wood
The Old Post Cottage
1
Queen Adelaide
2
APPROVED
3
4
Blakes Lane
Proposed Parking Layout
Queen Adelaide Public House
Blakes Lane
Wargrave
Berkshire
Scale approx1:200
Drwg No: 491/2000/p
rev110/05/00


NORTH
LOCATION PLAN
APPROVED