SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6 81

APPLICATION NO:
F/2001/3475

LOCATION:
102 Bearwood Road, Wokingham.

APPLICANT:
Mrs K Gallacher

PROPOSAL:
Proposed change of use of dwelling to day nursery school for 36 children.

EARLIEST DATE FOR DECISION: **05/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/04/2001

CASE OFFICER: **Emy Circuit**

WITHDRAWN

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 13 July 2001
My ref: EXC/F/2001/3475
Your ref:

Mrs K Gallacher
55 Woodward Close
Winnersh Farm
Wokingham
RG41 5NW

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 Mrs Gallacher

PROPOSED CHANGE OF USE OF DWELLING TO DAY NURSERY SCHOOL FOR 36 CHILDREN, 102 BEARWOOD ROAD, WOKINGHAM – APPLICAITON NUMBER F/2001/3475

I write regarding the above application, which was received in February this year. When I last spoke to you, on 3 April, I understood that you were intending to withdraw the application but I have not heard from you since. Please let me know by 6 August 2001 if you do wish to pursue the application. Otherwise it will be considered that it has been withdrawn.

If you wish to discuss this matter I can be contacted on 0118 974 6479. I will be on leave from19 July until 3 August but will respond to any messages on my return.

Yours sincerely

Emy Circuit
Planning Assistant, Development Control

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/3475

Applicant : Mrs K Gallacher .

Location : 102, Bearwood Road, , Wokingham.
Proposal : Proposed change of use of dwelling to day nursery school for 36 children.

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 20 March 2001

Date Registered : 28/02/2001

Earliest Date for Decision : 05/04/2001

Latest Consultation Date/Site Notice Expiry Date : 05/04/2001

This application will have expired on: 25/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Environmental Health - recommend conditions/hours of construction

Highways - recommend refusal .

Local residents.
perition - 57 signatures
- insufficient off-street parking
- additional traffic at peak times
- parking on road close to Sandyhave + Coombe have junctions would lead to an accident.
- parking in Sandy Lane - annoyance
- noise nuisance in quiet residential area.

PTO for additional points raised in individual letters

Planning Issues :
- edge of settlement - setting of ASLI / Historic Park
Identified Settlement. - principal of use.
Character and amenities of the area
Highway issues.

Barkham PC - object - traffic / visibility / safety)
Wokingham Tc - no objection subject to no highway objection

- parking would be used by staff
- up to 30 cars arriving at once / 40 cars parents + staff
- took traffic count on 19/3/01 0800 to 0900 — 1,050 vehicles passed
  20/3/01 1,176
- decreased speed limit
- no street lighting
- existing problems with sewage would be exacerbated (septic tank, pumped through neighbouring gardens to Sandy have mains)
- noise of children playing in garden / privacy. + vehicle movements.
- devaluation of property
- poor visibility from brow or hill + entering/leaving properties + overtaking
- proximity to mast + health risks
- several private nurseries in area, one due to open in Winnersh, increasing provision in local infant schools
- narrow pavement.
- difficult car crashes.
- change in character of property + appearance empty etc w/e.
- o

Application Number: F/2001/3475

Appraisal :

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

Application Number F/2001/3475
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 102 Bearwood Road Wokingham.

APPLICATION NUMBER: F/2001/3475

OFFICER: Emy Circuit

DATE OF SITE VISIT: 20 March 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Residential / edge of settlement.

3. DESCRIPTION OF SITE/BUILDING

2st chalet style house, neighbour also chalet style set forward, no side windows
Established gardens.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES along S boundary + to N of N boundary

ACCESS/PARKING ingress/egress, large front garden

LEVELS level

BOUNDARY TREATMENT

OTHERS

F/2001/3475
102 Bearwood Road, Wokingham

History: There have been various proposals for development of land adjacent to 102 Bearwood Road and for alterations to the property itself but these have been for residential development and are not directly relevant to the current proposal for change of use of the premises to a day nursery for 36 children, plus 11 staff.

It is noted that the key to the floor plans indicates they are drawn at scale 1:500 but the plans have been enlarged and are not to scale. However, since the changes are to the internal layout and the block plan is to scale it is possible to assess the impact of the proposals on the character and amenities of the surrounding area.

Appraisal: The application site is located within but on the edge of the Identified Settlement of Barkham. In accordance with SEALP policy SPS7 and WDLPDD policy WIC12 proposals for day nurseries and playgroups will be encouraged, particularly close to town and village centres, subject to amenity issues, especially noise, and there being no significant highway impact. Although 102 Barkham Road is not close to other facilities it is located in a residential area, within the Identified Settlement and, hence, the proposal may be acceptable in principle, subject to consideration of the effect on the character and amenities of the surrounding area and highway issues:

Effect on the character of the surrounding area - The site is located within the settlement but on the edge of it. To the west is Bearwood College, designated as a historic park and an ASLI, and to the north is a Green Gap, while the areas to the south and east are predominantly residential. The effect of the proposals on the setting of the areas of historic and landscape importance is also a consideration when assessing the impact on the character of the area.

No external alterations to the building are proposed and the main change to the appearance of the site would be the provision of additional parking. Six spaces are proposed and it is considered that the parking layout demonstrates that site is large enough to accommodate this number of spaces, without having an adverse effect on the appearance of the property. However, there would be an impact on the existing established areas of lawn and planting and a parking and landscape plan would be required to ensure that the appearance of a mature garden was retained. The issue of signage has also been raised. Modest signage, as could be erected under deemed advertisement consent would not have a significant effect on the residential character of the area or the rural setting and any proposal requiring consent would be assessed on its own merit.

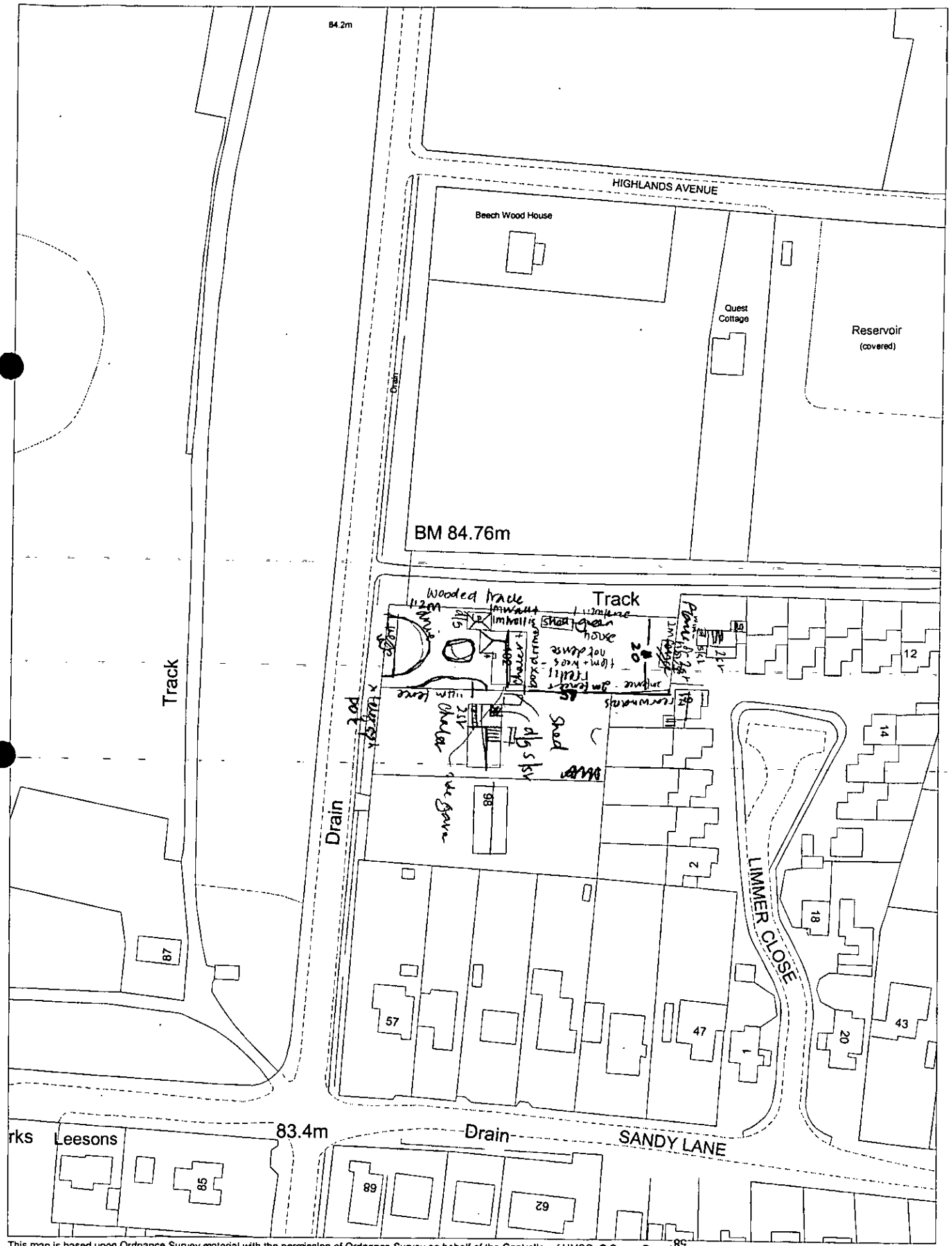
Effect on the residential amenities of neighbouring residents -

Highway issues – the highway officer recommends refusal of the proposal due to the increase in turning movements.

Concerns of local residents - Local residents have raised a number of issues, mainly relating to parking and highway safety and the disturbance and loss of privacy resulting

from children playing and additional traffic. These have been addressed above. Other issues raised include the change in the character and appearance of the property, which has also been addressed above, provision for foul drainage, which may be inadequate, devaluation of nearby properties. These last two issues are not planning considerations.

Recommendation: refusal



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Development Control Section, Environmental Services, Wokingham District Council.
12 March 2001

Scale: 1 : 1250

N
W E
S

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Emy Circuit
Development Control

Your Ref: F/2001/3475

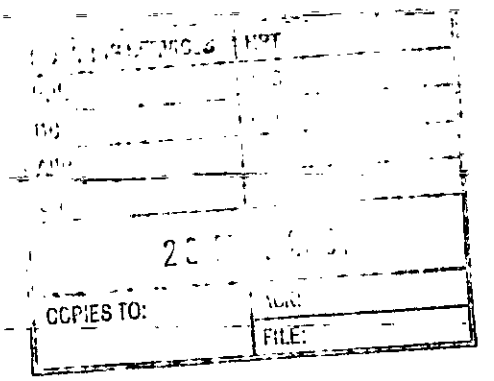
Date. March 23, 2001

PROPOSED: CHANGE OF USE OF DWELLING TO DAY NURSERY

LOCATION: 102 BEARWOOD ROAD, WOKINGHAM

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

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2001/3475

Proposal: Proposed change of use of dwelling to day nursery school for 36 children

Site Address: 102 Bearwood Road, Wokingham

Applicant: Mrs K Gallacher

Your observations are required in respect of this application **by 05/04/01**

No objection to change of use, subject to Highways approval

SIGNED: _____ **DATE:** 03/04/01

CLERK TO Wokingham Town Council

Barkham Parish Council

Small Oaks
Doles Lane
Wokingham
Berkshire
Telephone / Fax *0118 977 2857* *RG41 4EB*
E-mail *judith@neuhofer.freeserve.co.uk*

Emy Circuit
Planning Department
Wokingham District Council

Date 28th March 2001

Dear Miss Circuit,

Application Number F/2001/3475
102 Bearwood Road

I am writing to you on behalf of Barkham Parish Council concerning the above numbered planning application.

The Council is opposed to this application on the grounds that a nursery school catering for 36 children will produce a considerable amount of car movements, with dropping off in the morning, lunch time collection and again in the afternoon. The Bearwood Road is already very busy with fast moving traffic and we consider this an unsuitable location for a nursery school. The visibility along this section of road is poor especially with traffic coming up the hill from the direction of Barkham, and therefore this is not a safe area for small children to be located.

I trust our comments will be taken into consideration and that this application be declined.

Yours sincerely,

J.P. Neuhofer

Judith Neuhofer
Clerk to Barkham Parish Council

PLANNING SERVICES
POL
CC
APP
CS
30 MAR 2001
COPIES TO:
ACK:
FILE:

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 12 March 2001

Application Number: F/2001/3475

Proposal: Proposed change of use of dwelling to day nursery school for 36 children.

Parish: WOKINGHAM TOWN

Site Address:
102, Bearwood Road, , Wokingham.

Applicant:
Mrs K Gallacher .

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).

Reason

The proposal for change of use to a day nursery for 36 no. children would lead to an increase in turning movements on a District Distributor Road where speeds are high (these movements will generally take place at peak traffic movement times) and this is not in the interest of highway safety and free flow of traffic.

Signed: _____ **Print name:** S.N. AYTON

27.3.01

Access Officer - Building Control
F.A.O. Duncan Garrett

BUILDING CONTROL
13 MAR 2001

From: Emy Circuit

Date: 12 March 2001

Application Number: F/2001/3475

Proposal: Proposed change of use of dwelling to day nursery school for 36 children..

Site Address:
102, Bearwood Road, , Wokingham.

Applicant:
Mrs K Gallacher .

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

change of use is out of my remit

PLANNING SERVICES | RPT
POL | TLS
DC Exc | ENF
ADP |
CS |
14 MAR 2001
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FILE:

PLANNING SE. ACLS
POL
DC EXC
19 March, 2001
CS ObS
28
COPIES TO:
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FILE:

Dear Sirs,

Reference Planning Application Number F/2001/3475

We wish to strongly oppose the above planning application for change of use of 102 Bearwood Road from private dwelling to day nursery for 36 children.

The premises are unsuitable for a business of this nature because:

(a) there is insufficient offstreet parking to allow for the picking up and dropping off of children (the only parking on the premises will be taken by the staff).

(b) Bearwood Road is an extremely busy road and has a tendency to become jammed already. The addition of the extra cars for 36 children and staff at the busiest times of the day would cause chaos.

(c) The position of the premises is just above the junction with Sandy Lane and Coombe Lane and parking outside the house would almost inevitably lead to an accident.

(d) There would inevitably the an overspill of parking into Sandy Lane causing annoyance to residents and further potential accidents.

(e) In the Summer, particularly, there would be a noise nuisance for some area around the property in what is at present a quiet residential area.

Please consider our views and do not grant this application.

	Signature	Name / address
1	Andrew M. Dixon	ANDREW M. DIXON, THE WILLOWS, 51, SANDY LANE, WOKINGHAM, BERKSHIRE, RG41 4SS.
2	[illegible]	49 Sandy Lane Wokingham Berkshire RG41 4SF
3	R W Ross	58 Sandy Lane RG41 4ST
4	[illegible]	56 Sandy Lane RG41 4ST
5	[illegible]	52 Sandy Lane RG41 4ST
6	Marion Heath	50 Sandy Lane. RG41 4ST
7	A.R. Stephen	86A Bearwood Road RG41 4SY

7

Reference Planning Application Number F/2001/3475

Signature	Name / address
	16 Limmer Close, Sandy Lane.
	14 Limmer Close
	45 Beal wood Road, Wokingham
	70, Bearlwood Rd Wokingham
	" " " "
	2, LIMMER CLOSE, WOKINGHAM
	2, Limmer Close, Wokingham.
	6 Limmer Close Wokingham
	6 LIMMER CLOSE WOKINGHAM.
	83 Bearwood Road.
	COOMBE HILL - HAYES LANE. BARKHAM BERKS RG41 4TA
	CHAIRMAN - HAYES LANE RESIDENTS 1755. " "
	The Cottage, Hayes Lane
	Oaks House, Hayes Lane, Barkham Wokingham RG41 4TA
	Little Hayes, Hayes Lane, Barkham RG41 4TA
	Little Hayes, Hayes Lane Barkham RG41 4TA
	329c Barkham Rd
	100 BEARWOOD ROAD, BARKHAM, RG41-4SR

(18)

A. Godfrey-Cass	88. Bearwood Rd
Baljit Kaur	100 Bearwood Road
W. Mrs Cook	7, Linnet Close
Mr+Mrs Etty	40 SANDY LANE
Mr. Mrs Hicks J. Hicks	64 SANDY LANE
J. HODICIN	17 Linnet Close
Mrs M. C. Alexander	16 Linnet Close

(8)

Reference Planning Application Number F/2001/3475

Signature	Name / address
	PETER & MARY LEIGH 41 SANDY LANE, WOKINGHAM.
	MR & MRS MACFARLANE 48 SANDY LANE WOKINGHAM
	MR. & MRS. SMITH. 42, SANDY LANE BARKHAM.
	MR & MRS KIDNEY 39A SANDY LANE WOKINGHAM BERKS. RG41 4SS.
	MR & MRS DIFFEN 60 SANDY LANE, BARKHAM. WOKINGHAM, RG41 4ST
	47 SANDY LANE MR+MRS CHOPIN BARKHAM RG41 4SS.
MRS L. DAVIS	57, SANDY LANE, WOKINGHAM BERKS. RG41 4SS
A. & A. Hands	Angela & Arthur Hands 98 Bearwood Road Barkham Nr. Wokingham Berks
C. Archer	46 Sandy Lane, Wokingham Berks.
Mac Modell	66 Sandy Lane, " "
	55 Sandy Lane, Wokingham.
	19 LIMMER CLOSE WOKINGHAM, BERKS
	9 LIMMER CLOSE SANDY LANE, WOKINGHAM
M. D. Hogg	Blue Cedar Sandy Lane Barkham.
	W. VINCENT 20 LIMMER CLOSE SANDY LANE, WOKINGHAM
	H. STEWART 18, LIMMER CLOSE SANDY LANE, WOKINGHAM
	CLIVE & BINGHAM 4 LIMMER CLOSE BARKHAM.
	LESLEY HAMILTON 85 BEARWOOD ROAD. BARKHAM.

(18)

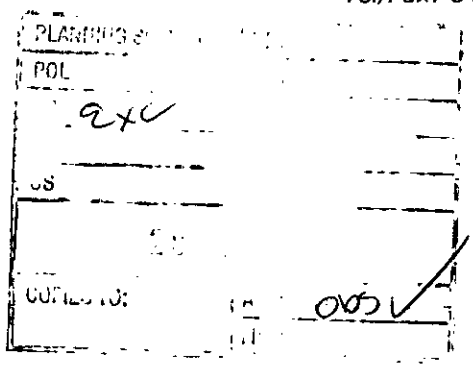
P. T. O.

Reference Planning Application Number F/2001/3475

Signature	Name / address
	96. Bearwood Road, Wokingham. RG41 4SY.
	50 THE LILACS. BARKHAM
	61 BEARWOOD ROAD BARKHAM
	The Annexe 81 Bearwood Rd BARKHAM
	50 Bearwood Rd. Barkham.
	65. Bearwood Rd. Barkham.

(6)

Quandon
Highlands Avenue
Bearwood Road
Barkham
Wokingham
RG41 4SP.
Tel/Fax: 01189 776247



Wokingham District Council
Environmental Services Department
Planning Services
P. O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

27th March 2001

Dear Sirs,

Re: Application Number F/2001/3475.
Site Address: 102, Bearwood Road, Wokingham.
Proposal: Proposed change of use of dwelling place to day nursery school.

Referring to the above application as you will know from your records my home is adjacent to 102 Bearwood Road and I would have therefore expected to have received a copy of this proposal. Please see that I get a copy of any further communications. I trust as I did not receive a copy that my comments will be taken into consideration.

The volume of traffic using Bearwood Road at peak times is very heavy it would cause absolute chaos and great danger.

Traffic coming from the three side roads near by would be in extreme danger as vision would be impaired. It is very east to imagine the scenario. Peak time traffic - mothers parking cars on Bearwood Road blocking traffic, causing people to overtake on the other side of the road. A lorry comes up the hill (remembering it is blind and he cannot see the top of the hill) smashing into a car on the wrong side of the road. Please consider this as many people would be killed or injured.

The parents would also park in any available spaces - along Sandy Land and Highlands Avenue both narrow roads, wide enough for one vehicle passing either way. Put a row of parked cars there and accidents would happen on a regular basis and tempers would break.

To allow this to happen, Bearwood Road would need to be 30 MPH or less, the house would need to have adequate parking and local residents would need assurance that they would not be inconvenienced or put in danger.

Remember also the large volume of traffic coming from Highlands Avenue to service the scrap yard i.e. cess pit lorries, skip lorries, large metal containers as well as lorries and cars, approximately 200 vehicle movements a day.

I feel under present circumstances the council should turn this application down.

Yours faithfully,

APartridge.

pp. Mr C Trethewey.

Tel. (0118) 974 6479

Date: 12 March 2001

Your Ref:

My Ref: Emy Circuit
F/2001/3475

The Owner / Occupier
~~98~~ 9 LINMER CLOSE
~~BEARWOOD ROAD~~ SANDY LANE
WOKINGHAM
BERKSHIRE
RG414SR

POL	
DC	EXC
APP	
CS	065
30 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

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 Sir/Madam

Application Number: F/2001/3475

Site Address: 102, Bearwood Road, Wokingham.

Proposal: Proposed change of use of dwelling to day nursery school for 36 children..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/3475** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made.

You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , look under Planning.

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Emy Circuit**, on **(0118) 974 6479.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

(*) PLEASE SEE COMMENTS OVERLEAF

COMMENTS

WE TRUST THE COUNCIL WILL CAREFULLY EXAMINE THE ~~WORDING~~ LOCATION / TRAFFIC VOLUMES AND REJECT / REFUSE PERMISSION FOR PROPOSED NURSERY SCHOOL - IN ADDITION TO THE ABOVE FACTS. REFUSAL SHOULD BE GIVEN IN LINE WITH POLICY ADOPTED WITH REGARD TO OTHER APPLICATIONS IN VICINITY.

WE CONSIDER THE LOCATION TOTALLY UNSUITABLE GIVEN SITUATION ON BEARWOOD ROAD.

- PROPERTY (102 BEARWOOD RD) MAY HAVE 2 ENTRANCES TO DRIVEWAY - BUT INSUFFICIENT SPACE TO PERMIT PARKING OF REQUISITE STAFF CARS (6/8) AND ACCESS FOR VEHICLES TO ~~GO~~ IN/OUT FOR DROPPING KIDS
- CARS / TAXIS VEHICLES WOULD UNDOUBTEDLY PARK ON BEARWOOD ROAD - PARENTS WOULD LEAVE VEHICLE UNATTENDED WHILE DELIVERING CHILD TO MEMBER OF STAFF.
- PROPERTY SITUATED WITHIN SOLID WHITE LINE AREA - ANY PARKED VEHICLE WOULD ∴ RESULT IN VEHICLES MANOEUVRING CROSSING / STRADDLING THE SOLID WHITE LINE

TRAFFIC IN THE OPPOSITE DIRECTION I.E TO SINDLESHAM WOULD APPROACH BROW OF HILL (ACCELERATING FOR HILL + DERESTRICTION JUST AFTER THE BROW) UNAWARE THAT ONCOMING TRAFFIC WOULD BE OVER THE CENTRAL WHITE LINE

- FROM SINDLESHAM, PROPERTY IS SITUATED NO MORE THAN 40 YARDS FROM 40 MILE SPEED RESTRICTION - TRAFFIC HAS NOT SLOWED DOWN AT THAT POINT + FREQUENTLY PASSES SANDY LANE / COOMBE LANE AT SPEEDS WELL IN EXCESS OF 40 MPH.
- BROW OF THE HILL IS DANGEROUS AT THE BEST OF TIMES AND ACCIDENTS REGULARLY OCCUR - SOME FATAL.
- NEAREST SIDE ROADS DO NOT PROVIDE PARKING SPACE.

HIGHLANDS AVE: ACCESS TO SCRAP YARD ∴ HGV VEHICLES
COOMBE LANE: ON BROW OF HILL - OPPOSITE SIDE OF ROAD FROM PROPERTY.
SANDY LANE: ON BROW OF HILL - BLIND ACCESS WHEN TURNING LEFT FROM SINDLESHAM - PARKED VEHICLES CAUSE OBSTRUCTION + DANGER PRIVATE RD - NOT ADOPTED BY COUNCIL.

CONT

Ian Jordan 8h5

From: Joanna Pulman
Sent: 26 March 2001 12:12
To: Ian Jordan
Subject: FW: Application number F/2001/3475

We have received this email via the general WDC address, if you can help, please can you arrange a response and copy it to me for our logging system.

Thank you
Joanna Pulman
Website Manager
Wokingham District Council
Tel: 0118 974 6109
Email: joanna.pulman@wokingham.gov.uk
Website: www.wokingham.gov.uk

-----Original Message-----
From: TGMANZI@aol.com [SMTP:TGMANZI@aol.com]
Sent: Sunday, March 25, 2001 12:28 PM
To: wokinghamdc@wokingham.gov.uk
Subject: Application number F/2001/3475 102 Bearwood Rd.

Dear Mr Mitchelll

Reference the above planning application, my sole concern is the effect of parking on traffic. Experience suggests that parents will drop off and oick up at the same times each day and park along the main road, producing similar (if less extensive) problems to those experienced in the vicinity of Bearwood Primary. Unless adequate measures are proposed to prevent this occurring, would object to the application proceeding.

Yours sincerely

T J & T G Manzi

8 Limmer Close

EXC
Obs

COPIES TO: ACK:

PETER W.J. LEIGH FRICS
Chartered Surveyer
Property Consultant

Telephone: 0118 9782732 **41 SANDY LANE • WOKINGHAM • BERKSHIRE • RG41 4SS**

23 March 2001

Development Control Manager,
P O Box 157,
Shute End,
Wokingham RG40 1WR

Your ref: F/2001/3475 - attention - Emy Circuit

Dear Emy Circuit,

102 Bearwood Road, Wokingham

I have become aware of this application although there is, as yet, no red notice displayed at the subject property.

My interest arises from being a long standing resident in Sandy Lane and as one having permanent rights of way over the entrance drive along the northern boundary of the subject property giving access to an area of land in my ownership.

I am opposed to the application for a change of use for the following reasons:

a) This section of Bearwood Road is an unsuitable location for a day nursery. Although partly subject to speed limits, there is a heavy flow of fast moving traffic which has led to several accidents and many near accidents at the Sandy Lane junction, which is also the cause of vehicles braking urgently.

b) Nearby, Highland Avenue, a private road, gives access to an extensive car-breakers' yard and waste management site which is serviced by special very large vehicles which are seen to have difficulty turning at this junction.

c) To add the potential of 36 vehicles delivering and collecting children at a day nursery could result in extremely dangerous conditions for themselves and all other road users.

d) A further traffic hazard will be the probable need for many of those cars to return in the direction from which they came. Neither the entrance drive to my land nor Highland Avenue, Sandy Lane or Coombes Lane offers a safe facility for reversing and turning vehicles.

I ask you to consider that for all these reasons this application should be refused.

Yours sincerely,

Emy Circuit

From: FamilyTopham@aol.com
Sent: 28 March 2001 15:05
To: Emy.Circuit@wokingham.gov.uk
Subject: Planning Application Number F/2001/3475

Dear Madam,

We write in connection with the above planning application for proposed change of use of number 102 Bearwood Road, Wokingham, from private dwelling to day nursery school for 36 children.

We feel strongly that this would be an inappropriate place to site a nursery.

Firstly, 102 Bearwood Road is sited a short distance from the junction with Sandy Lane and Coombe Lane, and is just over the brow of the hill. Vehicles entering and leaving, and parking outside, the premises, would create additional hazards at this already busy junction. Cars parking outside the premises would cause vehicles to overtake them just approaching the double white lines at the top of the hill. As Bearwood Road is already a very busy road in the mornings and evenings we feel that the danger which would be caused by extra traffic at this point is unacceptable.

It is also inevitable that at busy times some of the vehicles delivering and collecting children would use Sandy Lane to park and/or turn around. It is already the case that as one turns into Sandy Lane, when approaching from the Winnersh direction, some drivers are impatient and overtake right at the junction (often narrowly avoiding very bad accidents). The thought that this scenario would be enacted time upon time every morning and evening fills us with dread. It is also the case that Sandy Lane would be unable to cope with the extra traffic generated and anyone walking along the lane would be placed at risk by the extra traffic movement and parked cars.

This is a quiet residential area and we believe, that for reasons of safety and for reason of the noise which would obviously be generated by 36 children, it is not suitable for a business of this nature.

We strongly urge you to refuse this application.

Yours sincerely,

Mr & Mrs L Topham
55 Sandy Lane, Wokingham, Bekshire RG41 4SS
Telephone number - 0118 978 7952
Email address - familytopham@aol.com

POL
DC EXC
APP
CS 0605
COPIES TO:

100, Bearwood Road,
Wokingham,
Berkshire,
RG41 4SR.
26th March 2001

Your Ref: Emy Circuit
F/2001/3475

Dear Mr. Mitchell,

Application Number: F/2001/3475
Site Address: 102, Bearwood Road, Wokingham.
Proposal: Proposed change of use of dwelling to day nursery school for 36 children.

As residents of 100 Bearwood Road, the neighbouring property to 102, we are writing to **strongly oppose** the above application for the following reasons:

1. **Traffic is a major issue on this road already.** Bearwood Road is an extremely busy road especially at peak times when parents would be dropping their children off at nursery before going to work. On Tuesday, 20th March a traffic count showed that between 8.00am and 9.00am 1,176 cars passed in front of our properties.

2. **Speed of traffic.** This section of Bearwood Road is narrow (single lane each way) with a speed limit of 60 m.p.h. Should the nursery go ahead, an additional 40 or more cars of parents and staff slowing down, parking and then pulling out again will greatly increase the likelihood of dangerous traffic incidents.

3. **Inadequate parking facilities.** With 36 parental cars and possibly 6 staff cars there will not be enough parking available within the property's front garden. This will encourage parking on a very busy and dangerous road.

4. **Narrow street pavement.** The very narrow pavement along Bearwood Road in front of these houses makes this a totally unsuitable location for an establishment where very young children will be dropped off and picked up. The pavement is so narrow that a parked car with the kerb-side door open prevents other pedestrians from passing.

5. **The ditch.** There is deep ditch that runs alongside the pavement on either side of number 102. Just over the last year several cars have ended up in the ditch as they try to turn round on this busy stretch of road.

6. **There is no street lighting here.** This would create a very hazardous situation at peak hours, particularly during the dark autumn and winter months. In conjunction with the narrow pavement and speed and quantity of traffic this all adds up to extremely dangerous conditions for dropping off and picking up young children who have not developed any road sense.

7. **Poor road visibility.** On exiting these properties there is a steep decline on the left side and a dip on the right side. This makes it very difficult seeing oncoming traffic when leaving or entering the property. Once again dangerous conditions are increased for existing residents and road users.

8. **Privacy of residential area disrupted**. The houses in this area enjoy a great deal of quiet and privacy. The privacy of this area was our main reason for purchasing here. Inevitably we will lose this when so many cars and people are accessing the property and 36 children are playing and being entertained next door throughout the year. This will be a total infringement on our privacy and lifestyle, which we have enjoyed for numerous years and expected to for many more.

9. **Increased noise levels.** There will also be the inevitable increase in the noise and disturbance levels for the existing residents in the area. The number of adults and children at the establishment and the accessing by numerous vehicles will certainly make the noise unbearable.

10. **Opening a nursery at 102 is a change of use of land**. Considering the need for homes in the area it is totally inappropriate to change an established family home into a business. This will alter the nature of the immediate area. As a business establishment it will require signage, alterations to the front garden to cater for staff cars and changes within the house and the back garden to make it suitable for young children. Beautifully landscaped gardens and a family home will be replaced by a business which will be empty during weekends and

public holidays – thus becoming a major target for vandalism and break and enter.

11. **Inadequate sewerage disposal facilities.** Properties 102, 100 and 98 Bearwood Road and an adjoining property on Sandy Lane have a shared sewerage and drainage system for which were are all responsible. The drainage system was built to cater for residential properties only. The change of use of 102 Bearwood Road into a nursery will greatly increase the pressure on this system. It will not be able to cope. In the past when the septic tank in the front garden of 102 has not been cleaned numbers 100 and 98 have experienced foul sewerage smells. The problem will worsen with the increased pressure on the sewerage and drainage system.

We are strongly opposed to this application and expect the Council to give due consideration and weight to the above arguments. The Council must act responsibly and reject this application on the grounds that it is totally inappropriate and extremely unsafe.

Yours faithfully,

Baljit Kaur

(Baljit Kaur)

Gurpal Singh

(Gurpritpal Singh)

Your Ref. Emy Circuit
F/2001/3475

Hand delivered.

To, EMY CIRCUIT (Planning Officer)
and
JOHN MITCHELL (Development Control Officer)
Planning Services,
Shute End
Wokingham
Berkshire RG40 1WR

B. KAUR & G. SINGH
100, Bearwood Road
Wokingham
Berkshire
RG41 4SR

6 Limmer Close
Wokingham
Berkshire
RG41 4DF

John Mitchell
Development Control Manager
Planning Services
Wokingham District Council

16.3.2001

EXC
OBS
21
COPIES TO:
ACK:
FILE:

Dear Sir

102 Bearwood Rd.
Application Number F/2001/3475

I wish to object to the above on the following grounds

1 Change of use to business in a residential area, resulting in noise nuisance and devaluation of my property

2 Road safety Parking to deliver and collect children will result in hazard where overtaking cars will meet oncoming traffic. There is poor visibility here for traffic approaching from below the brow of the hill.

3 Microwave radiation from the nearby mobile phone aerial mast. I have never been happy about the proximity of this mast to us, and have always felt there is a possible hazard (long before there was any media interest, I may add.) Parents may not wish to risk their child's health. If it were my child I would not think it sensible.

4 Sewerage The property was not originally on mains drainage, and there seems to be a query on the adequacy of the current method. If proper arrangements are not made for 36 children and 6 adults, there will be a public health hazard.

There are several private nurseries in this area, with another one due to open in Winnersh shortly. Local infant schools are increasing provision for 'rising fives', resulting in more state nursery places.

Yours faithfully

J V Warrington

J V Warrington

98 Beanwood Road
Barkham
Wokingham
Berks.
19/3/2001.

EXC.
OVS
FILE

Dear Sir

REF Planning Application No. F/2001/2475.

We wish to strongly oppose the above Planning Application, ie change of use of dwelling (102 Beanwood Rd) to Day Nursery for 36 children and list the following reasons.

① As the front of the premises would be used for Staff car parking it will be impossible for up to 30 cars arriving to drop off and collect children on one of the busiest roads in the area.

We took a traffic count this morning between the hours of 8AM to 9AM and 1,050 vehicles passed these premises so we can imagine the chaos that would result from the change of use.

Also this is in a derestricted speed limit and there is no Street Lighting.

(2). We feel that the sewage system would have to be examined, as at present the house waste is discharged into a septic tank in the front garden of 102. and then pumped to the mains in Sandy Lane via the gardens of 100 and 98. and through the garden of No. 53. Sandy Lane.

Over the years we have been subjected to the most awful sewage smells when this pump is operating, and must insist that the tank be emptied on a regular Basis, with the proposed number of people using this property (in excess of 40) this problem would be greatly Exacerbated.

(3). All of the residents in this area enjoy their gardens and several like ourselves are retired and spend many hours in them Particularly during the Spring, Summer and the thought of 36 Children being let loose at playtimes etc doesn't bear thinking about

We Urge you to refuse this application.

Yours faithfully

Mr & Mrs. A. Hands

Received by Wokingham District Council

Application No: F/2001/3475

Proposal:
Proposed change of use of dwelling to day nursery school for 36 children.

Location:
102, Bearwood Road, , 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/04/2001. 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

12 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 FEB 2001
Officer: EXC	Application No. F/2001/3475

Map No. 82 Site 015
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CHANGE OF USE OF DWELLING TO A DAY NURSERY SCHOOL FOR 36 CHILDREN

Location: 102 BEARWOOD ROAD

Parish: WOKINGHAM Ward: Evendons.

12-3-01

Applicant: MRS K GALLACHER

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

Enforcement Section to be notified ☐ tick if required (9)

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Proposed hours of opening		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 12.3.01 ▷ Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

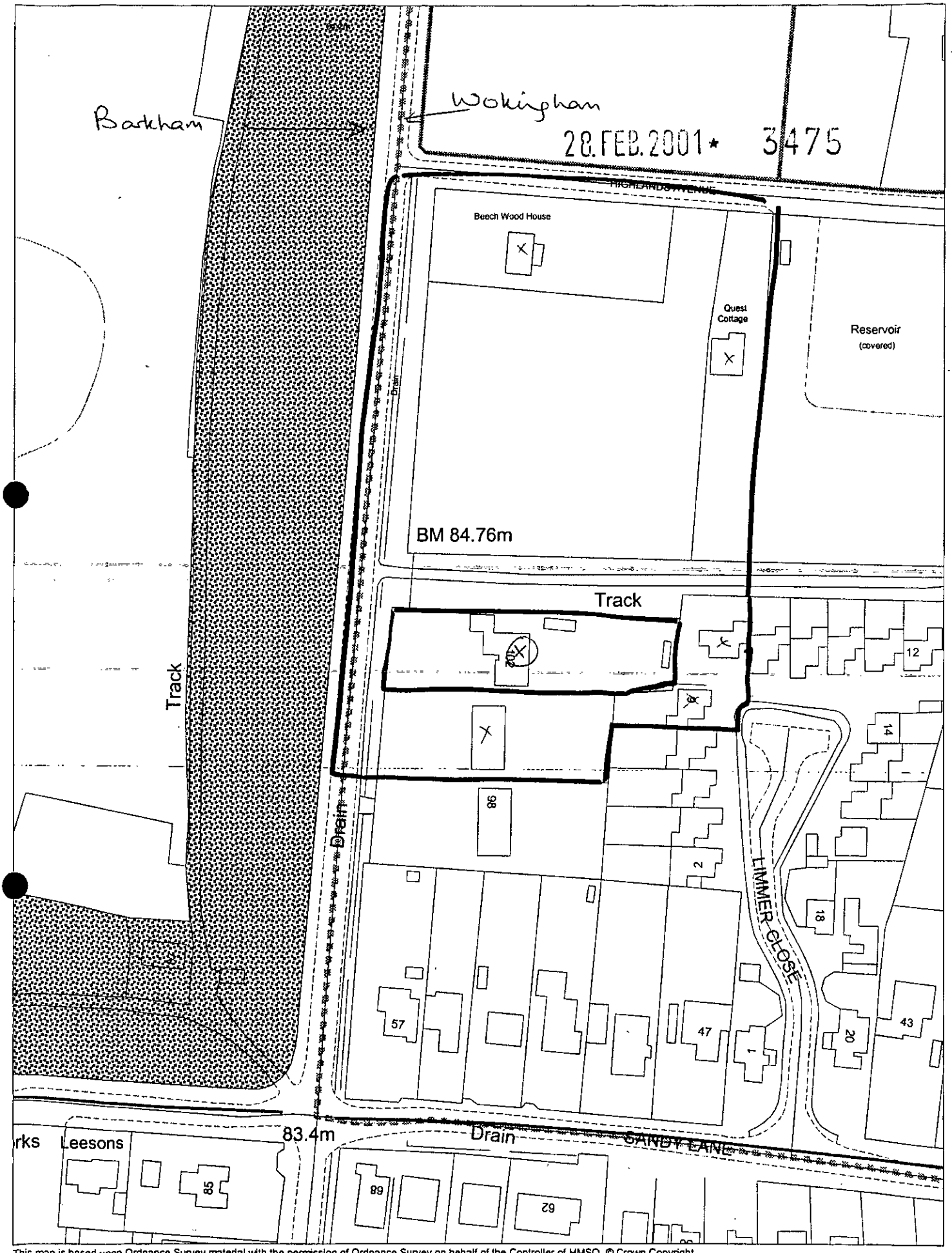
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

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

NEIGHBOURS:

S/N + See map ✓
+ 102 Beanwood Road (site within red line)



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Development Control Section, Environmental Services, Wokingham District Council.

8 March 2001

Scale: 1 : 1250

N W E S

1913 /a

SCHEDULE 2

Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

28.FEB.2001 * 3475

Proposed development at *(a)* 102 BEARWOOD RD WOKINGHAM BERKS

I give notice that *(b)* MRS K GALLACHER

is applying to the *(c)* WOKINGHAM DISTRICT Council

for planning permission to *(d)* CHANGE OF USE TO DAY NURSERY

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* PO BOX No 157 SHUTE END WOKINGHAM

by *(f)* .....

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed K Gallacher

~~† On behalf of~~ .....

Date .....

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

1764

(2) LAND ADJACENT TO

ADDRESS 102 BEARWOOD ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU.7867 8

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23317	NILLBUILD O/L	HOUSE & GARAGE	25.4.85	N/A
38665	T. COATES	NEW ACCESS	15.1.92	CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

① ADDRESS WREXHAM 102 BEARWOOD ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU. 7867 82

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/35/65	MR. D COLES	O/APP. 2 DET. CHALET LAND ADJ. BUNGALOW	15.4.65	N/A REF
0/47/69	"	" "	19.2.70	N/A REF
10443	"	" 3 DET. HOUSES LAND ADJ.	12.4.79	N/A REF
10707	"	ALTERATIONS & ADDITIONS: CARAVAN DURING BUILDING	8.6.79	N/A C/A
BR 10746	"	"	23.5.79	APP. N/A
14870	"	O/APP. 2 HOUSES LAND ADJ.	12.2.81	N/A C/A
15685	MR A. HANDS	HOUSE & GARAGE	4.6.81	N/A C/A
15697	THE LICAES (98)	SITE LICENCE FOR CARAVAN	2.7.81	N/A TP 31.7.
BR 17031	"	HOUSE & GARAGE	18.6.81	APP. N/A
15866	"	Siting of caravan during	2.7.81	N/A TP 31.7
21288	100 MR. A. ARCHER	~~[illegible]~~ house & GARAGE	5.4.84	N/A C/A
BR 23009	"	"	18.7.84	APP N/A
BR 23704	102 MR. E. COATES	ALTS. TO DRAINAGE	5.12.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION 0/35/65 - APPEAL DISMISSED - 18.11.65

SPECIAL ORDERS 10707 - APPL. SITE LICENCE - 15697. Site licence

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No.

28.FEB.2001 * 3475

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR & MRS COATES	102 BEARWOOD ROAD WOKINGHAM BERKS RG41 4SR	

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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

X Signed . K Gauacher . . . . . .

On behalf of . . . . . .

X Date . . . 22/2/01 . . . . . .

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

1769b

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 ~~YES/NO~~
If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?
~~YES~~/NO
If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.
N/A

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.
EXISTING FENCES & WALL

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

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	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

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

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

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

SIGNED K Gallacher ON BEHALF OF DATE 22ND FEBRUARY '01

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				152m²
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify: RESIDENTIAL		152m²		
OTHER	Please Specify				
	TOTAL		152m²		152m²

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES
N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	–	–
Proposed	6	–

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.
DAY NURSERY FOR YOUNG CHILDREN 36 No

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

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
		11	11

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
NO

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

By hand 27.2.01

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
28 FEB 2001 3475

1.	APPLICANT'S NAME	MRS K GALLACHER
	ADDRESS	55 WOODWARD CLOSE
		WINNERSH FARM WOKINGHAM
	POST CODE	RG41 5NW PHONE 01189 892534
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	N/A
	POST CODE	PHONE
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	102 BEARWOOD ROAD WOKINGHAM BERKS RG41 4SR
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 RESIDENTIAL TO DAY NURSERY
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	

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

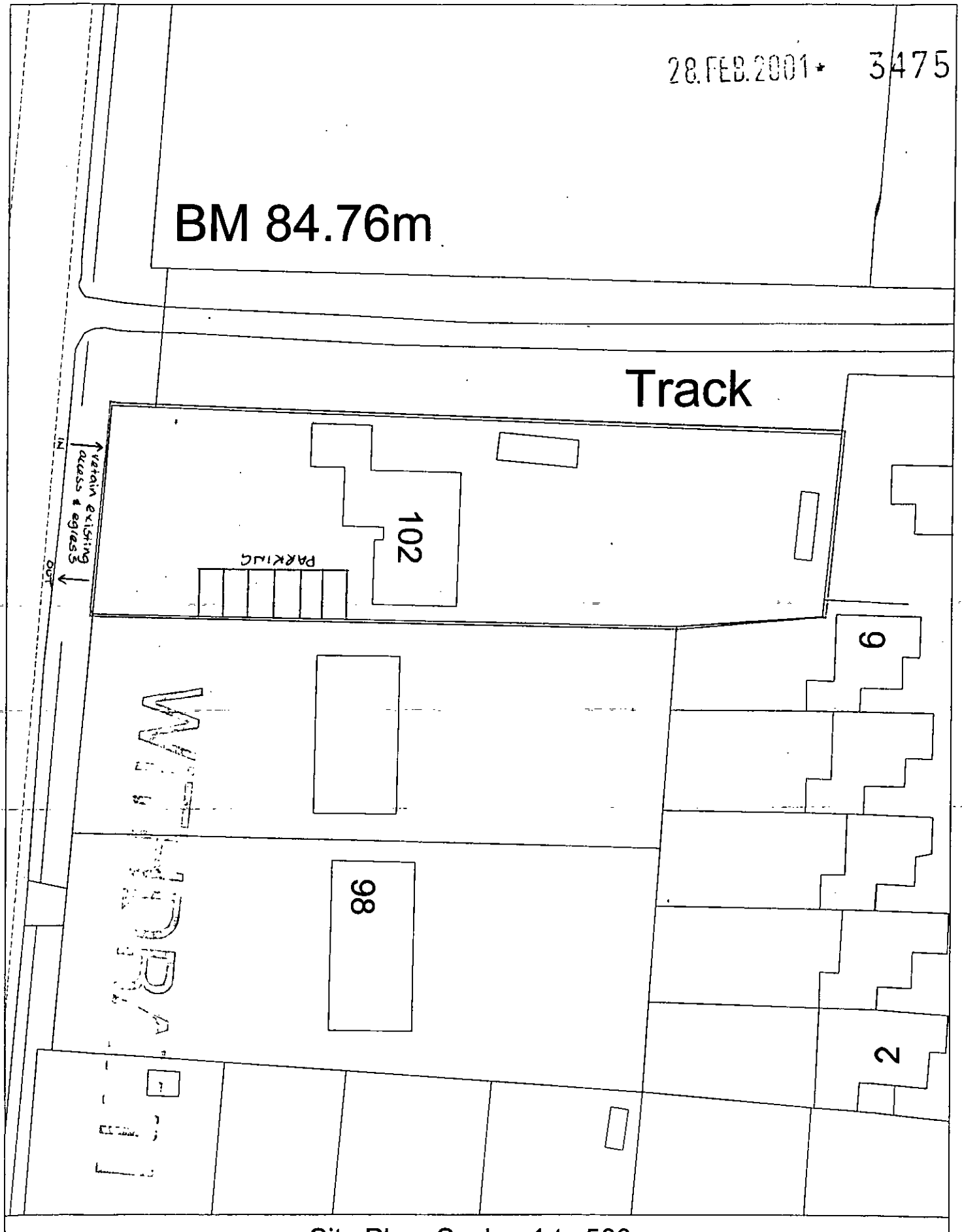
CHANGE OF USE	[X]	REDEVELOPMENT		
ERECTION OF NEW BUILDING	[ ]	ALTERATION or EXTENSION	[ ]	

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

OUTLINE PERMISSION	[ ]	See question 10
FULL PERMISSION	[X]	
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	[ ]



Site Plan, Scale: 1 to 500

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Date: 22 February 2001

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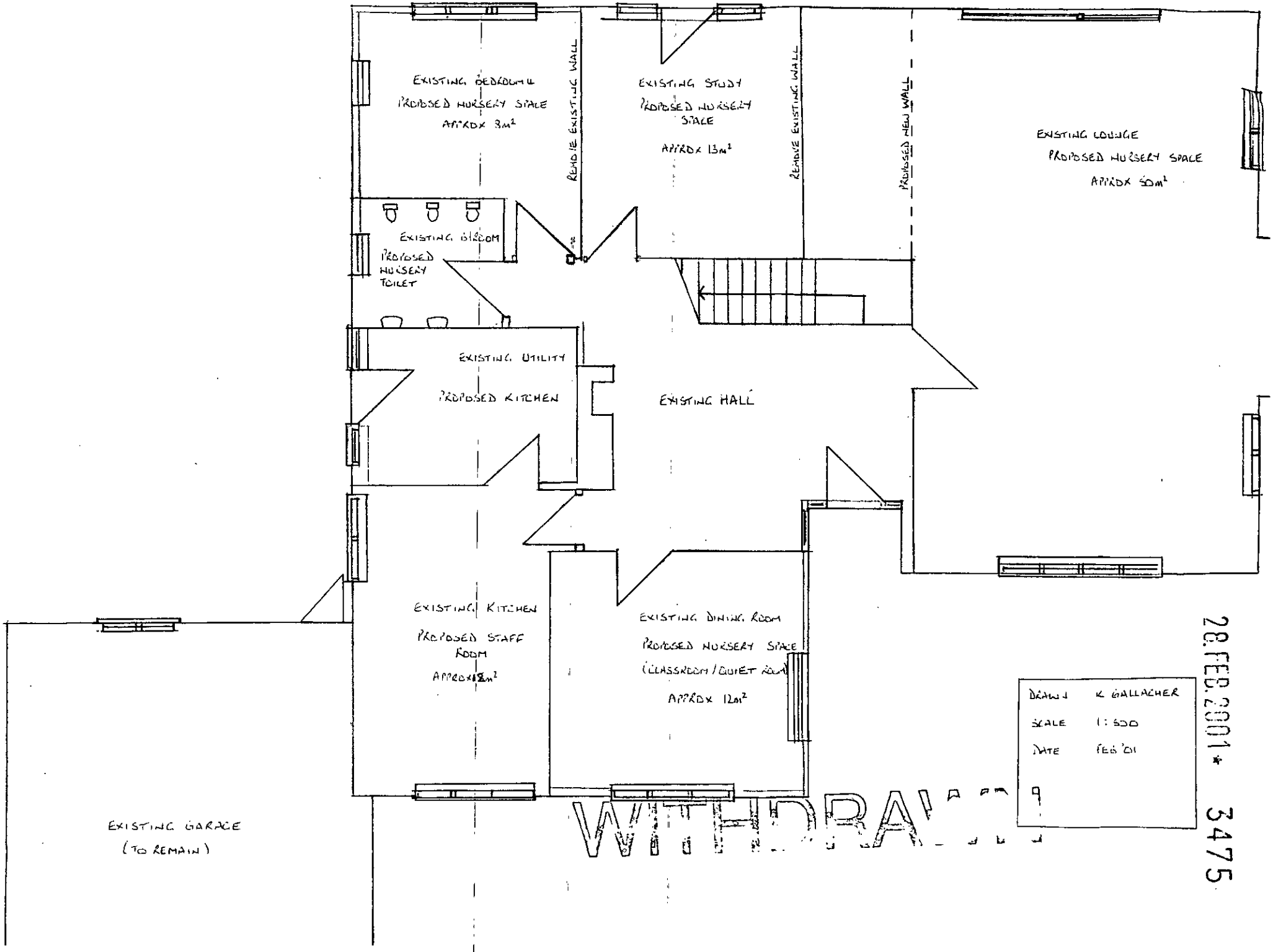
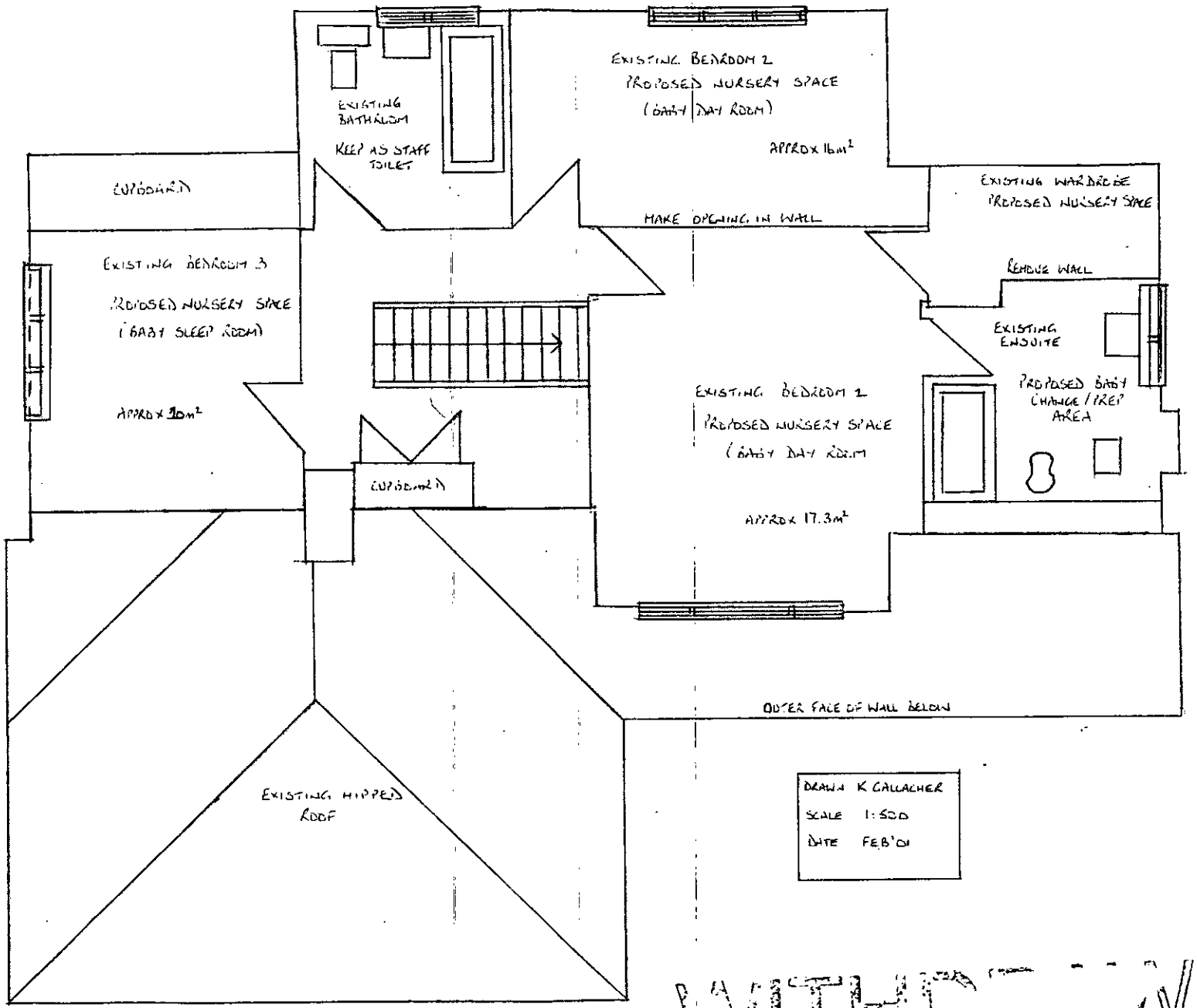

EXISTING BEDROOM II
PROPOSED NURSERY SPACE
APPROX 3m²
REMOVE EXISTING WALL
EXISTING STUDY
PROPOSED NURSERY SPACE
APPROX 13m²
REMOVE EXISTING WALL
PROPOSED NEW WALL
EXISTING LOUNGE
PROPOSED NURSERY SPACE
APPROX 50m²
EXISTING BEDROOM
PROPOSED NURSERY TOILET
EXISTING UTILITY
PROPOSED KITCHEN
EXISTING HALL
EXISTING KITCHEN
PROPOSED STAFF ROOM
APPROX 12m²
EXISTING DINING ROOM
PROPOSED NURSERY SPACE
(CLASSROOM / QUIET ROOM)
APPROX 12m²
EXISTING GARAGE
(TO REMAIN)
DRAWN K GALLACHER
SCALE 1:100
DATE FEB '01
9
WITHDRAWN
28.FEB.2001 * 3475



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Site Plan, Scale: 1 to 2500

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