APPLICATION NO:
F/2000/0364

LOCATION:
13 Maiden Erlegh Drive Reading. Earley

APPLICANT:
Mr & Mrs J Pundek C.O Andrews Kalik Associates

PROPOSAL:
Proposed single storey rear extension to dwelling and new roof and brickwork to existing rear extension.

EARLIEST DATE FOR DECISION: **18/02/2000**

APPLICATION EXPIRY DATE: **09/03/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Pundek
C.O Andrews Kalik Associates
The Studio, 101 London Road
Reading
Berkshire
RG1 5BY

Application Number: F/2000/0364

Parish: **EARLEY**

Location: **13, Maiden Erlegh Drive, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling and new roof and brickwork to existing rear extension.**

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.

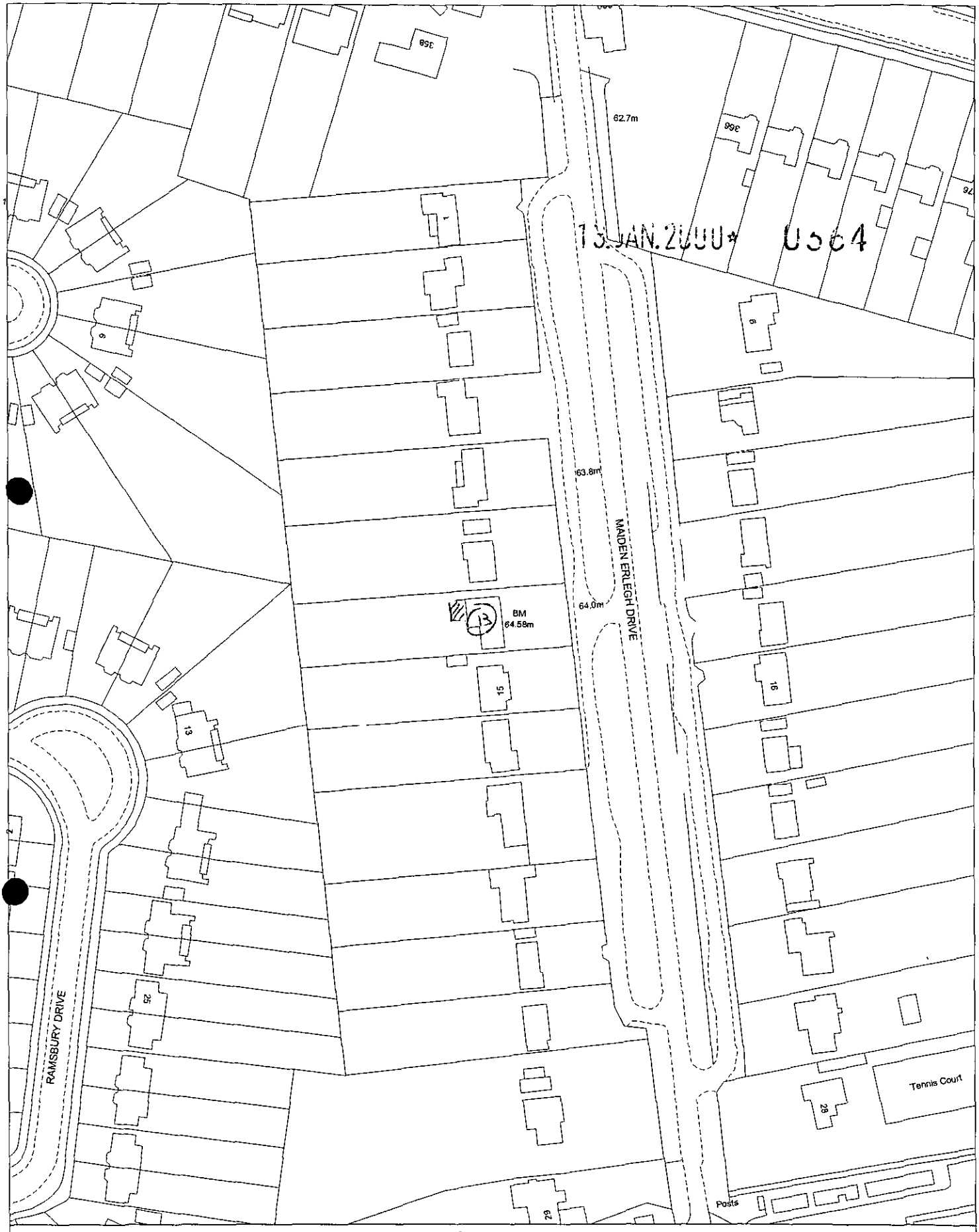
Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 03 March 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.



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 17 January 2000

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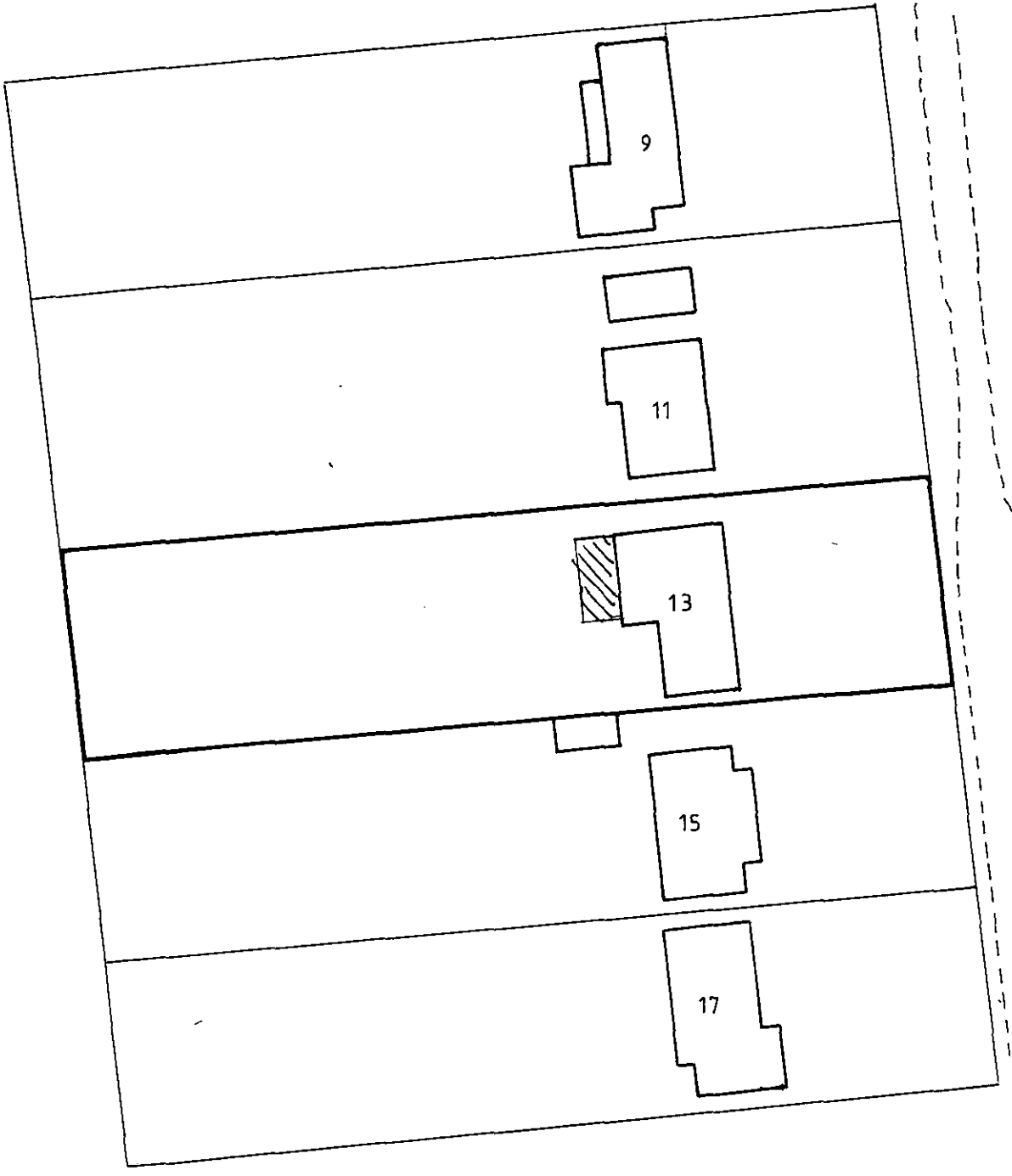


letter	date	revision

job
13 Maiden Erlegh Drive
Earley
Reading

client
Mr J Pundek

drawing
Block Plan

scale 1:500

date Jan 2000

sheet size A3

1446/13

(0118) 9669669
2 ALEXANDRA ROAD READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

SD 29/2/00.

Received by Wokingham District Council

Application No: F/2000/0364

PROPOSAL:

Proposed single storey rear extension to dwelling and new roof and brickwork to existing rear extension.

LOCATION:

13 Maiden Erlegh Drive Earley.

The application is available for inspection at the locations & during the times *detailed below:*

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday)
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER *to* the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2000. 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 of Planning and Transportation

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 4 August, 2000
My ref. BC/DC/2000/0364

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) 977 8909
DX: 33506 – Wokingham

Mr John Pundek
c/o Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG1 5BY

Dear Sirs

PLANNING PERMISSION 2000/0364
SITE: 13 MAIDEN ERLEIGH DRIVE, EARLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0364 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Natalie Brown
Planing Assistant

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0364	NB
BUILDING CONTROL NUMBER	FP 2000/0825	Paul
~~APPLICANT~~/AGENT	Andrews Falk	
ADDRESS OF SITE	13. Marden Ereigh Drive EARLEY.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + new roof to Brickwork to existing rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1446/16	1446/13
ELEVATIONS	1446/13	1446/11
FLOOR PLANS	—	1446/10.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	20/2/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0364

Applicant : Mr & Mrs J Pundek C.O Andrews Kalik Associates.

Location : 13 Maiden Erlegh Drive Earley.
Proposal : Proposed single storey rear extension to dwelling and new roof and brickwork to existing rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/2

Date of Neighbour Notifications : .....

Date of Site Visit : 21/2/2000

Date Registered : 13/01/2000

Earliest Date for Decision : 18/02/2000

Latest Consultation Date/Site Notice Expiry Date : 18/02/2000

Application Expiry Date: 09/03/2000

Consultation Responses :

Earley PC : 21/2/2000 "no objection"

Neighbours/SN . none received .

Planning Issues : (I'd say).

1) Impact upon neighbouring properties
2) Impact upon the street scene.

Application Number: F/2000/0364

Appraisal :

① Impact upon neighbouring properties.
The proposed development is a single storey rear extn forming a family room with a new roof/brickwork to the existing rear extn (which is currently a WC & utility). It will be 3x3m, 2.2m height to eaves and 3.4m to ridge — with the existing extension
Boundaries: has a large rear garden with tall trees to the rear and with N° 11, there is a 1.8m fence with N° 15 and hedging. The proposed extension is set back from these boundaries (N° 15 has a conservatory which backs onto the boundary with N° 11)
There will be no detrimental impact to neighbouring properties by overshadowing, overlooking or by overbearing.

② Impact upon the street scene.
The proposed dormer will use materials to match existing & tidy up the existing extn :. no detrimental impact upon the street scene.

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

Application Number F/2000/0364
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK.

RECORD OF SITE VISIT

SITE ADDRESS: 13 Maiden Erlegh Drive Reading.

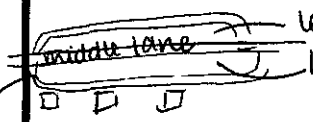
APPLICATION NUMBER: F/2000/0364

OFFICER: Natalie Brown

DATE OF SITE VISIT: 21/2/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ 10/2 on trees by entrance to property (virtually opposite access to side road)

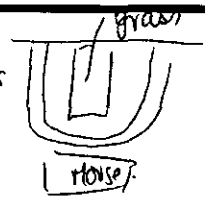
2. DESCRIPTION OF SURROUNDINGS



unadopted road
residential
detached properties - varying designs
some with detached garages.

3. DESCRIPTION OF SITE/BUILDING

integral garage.



Large front garden area - two accesses
Large rear garden.
Tall trees to rear & N°14

greenhouse & shed in garden

N°15 ← 1.8m fence, extn backing onto boundary & hedging. (no 1st floor side windows)

4. RELATIONSHIP TO ADJOINING PROPERTIES

Main dwelling set well back from boundary & no overlooking to adj properties

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

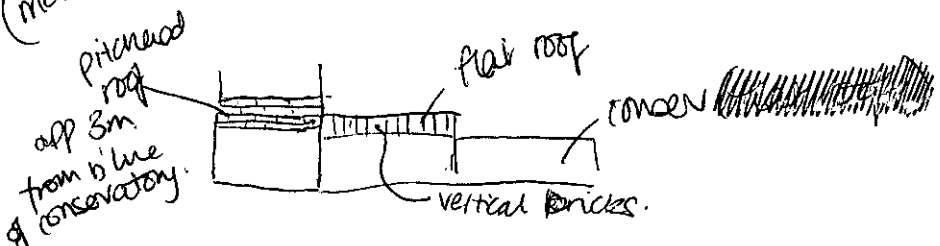
LEVELS

BOUNDARY TREATMENT as above.

OTHERS

existing conservatory & flat roof extn adj to conserv
Extn to match existing extension front of flat roof extn & adj to pitched roof.

(mono-pitched?)



Tel: (0118) 974 6492

Date: 29/02/00

My ref: F/2000/0364

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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

Dear Councillor

Application Number: F/2000/0364
13 Maiden Erlegh Drive Earley.
Proposed single storey rear extension to dwelling and new roof and brickwork to existing rear extension.

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 Natalie Brown on (0118) 974 6492. 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 09/03/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: Natalie Brown Application Number: F/2000/0364
13 Maiden Erlegh Drive ~~Reading~~ Earley
Proposed single storey rear extension to dwelling and new roof and brickwork to existing rear extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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 6492

Date: 29/02/00

My ref: F/2000/0364

WOKINGHAM DISTRICT COUNCIL
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 D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/0364
13 Maiden Erlegh Drive ~~Reading~~ Early
Proposed single storey rear extension to dwelling and new roof and brickwork to existing rear extension..

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 Natalie Brown on (0118) 974 6492. 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

Chris Ward

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 29/02/00

My ref: F/2000/0364

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 A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/0364
13 Maiden Erlegh Drive ~~Reading~~. Earley
Proposed single storey rear extension to dwelling and new roof and brickwork to existing rear extension..

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 Natalie Brown on (0118) 974 6492. 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

Chris Wheeler
Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 JAN 2000	Map No. ..... Site ..0.0..
Officer: NAB / Application No. F/2000/0364	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND NEW ROOF AND BRICKWORK TO EXISTING REAR EXTENSION

Location: 13 MAIDEN ERLEGH DRIVE

Parish: EARLEY Ward: Redh. [illegible] 25/01

Applicant: MR/MRS PUDNER

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 25/01/00 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 + 11 & 13 Ramsbury Drive. ✓ 25/01.....

.....

.....

.....

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.....

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.....

.....

Tel: (0118) 974 6492

Date: 29/02/00

My ref: F/2000/0364

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 Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2000/0364
13 Maiden Erlegh Drive Earley.
Proposed single storey rear extension to dwelling and new roof and brickwork to existing rear extension.

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 Natalie Brown on (0118) 974 6492. 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 09/03/00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM

COPIES TO:

FILE:

Case officer: Natalie Brown Application Number: F/2000/0364
13 Maiden Erlegh Drive Reading. Earley
Proposed single storey rear extension to dwelling and new roof and brickwork to existing rear extension.

Transfer: Yes ☐ No ☐

Reason for Transfer:

Signed: Fiona Rolls Date: 1/3/-

Print Name: Fiona Rolls

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

FROM: Natalie Brown

DATE: 25 January 2000

Earley Town Council Consultation Sheet

Application Number: F/2000/0364

Proposal: Proposed single storey rear extension to dwelling and new roof and brickwork to existing rear extension..

Site Address: 13 Maiden Erlegh Drive Earley.

Applicant: Mr & Mrs J Pundek C.O Andrews Kalik Associates.

Your observations are required in respect of this application **by 18/02/2000** .

NO OBJECTION

SIGNED: _____ DATE: 17 FEB 2000

CLERK TO Earley Town Council

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AMA/JAG/1446

22nd December 1999

13.JAN.2000* U564

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sirs,

13 MAIDEN ERLEGH DRIVE, EARLEY, READING

Our clients, Mr and Mrs Pundek, wish to extend the rear of their house with a small single storey addition and modify the existing mono pitched extension with a new roof.

We enclose the following in order to make a detailed Planning application:

- 6 copies of application form
- Certificate A
- 6 copies of drawing no. 1446/10 and 11 plus location plan (12) + block plan (13).
- Deposit cheque in the sum of £95

As part of this application we wish to rebuild the facing brickwork to the whole of the single storey extension to make it match closer the original house.

Please do not hesitate to contact us if you need any further information.

Yours faithfully,

A.M. Andrews.

Enc:

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

ADDRESS "ERLIBANK", 13 MAIDEN ERLEGH DRIVE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7471 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR18799	MR. D. Ford	UTILITY ROOM & W.C.	9.6.82	REF N/A
BR19177	"	"	17.8.82	APP N/A
BR 20615.	Mr. D. Ford.	Conservatory.	4.5.83	App. N/A
BR 21469	"	EN-SUITE SHOWER IN ROOF	26.9.83	APP N/A
20262	"	"	20.10.83	N/A CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

13. JAN. 2000* U564

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR AND MRS J PUNDEK
	ADDRESS	13 MAIDEN ERLEGH DRIVE
		EARLEY
		READING
	POST CODE	RG6 7HP Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ANDREWS KALIK ASSOCIATES
	ADDRESS	THE STUDIO
		101 LONDON ROAD
		READING
	POST CODE	RG1 5BY Tel. No. 0118 9507700
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	13 MAIDEN ERLEGH DRIVE
		EARLEY
		READING
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	ONE STOREY REAR EXTENSION

5. ARE THERE ANY TREES ON THE SITE? YES / (NO)
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
BRICKS TO MATCH EXISTING
TILES TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / (NO)
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? YES / (NO)
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? YES / (NO)
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95.00
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. 1:1250
(ii) 1:500 scale site layout plan showing position of adjoining dwellings BLOCK PLAN
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

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

* None of the land forms part of an agricultural holding.

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

* None of the land forms part of an agricultural holding

SIGNED A. Gambles ON BEHALF OF MR J PUNDEK

DATE 12 JAN 2000