

X SYSTEMS LTD

APPLICATION NO:
F/2000/1442

LOCATION:
Sandford Farm Mohawk Way, Woodley Reading.

APPLICANT:
Summerleaze Ltd

PROPOSAL:
Proposed stationing of mobile home (Retrospective)

EARLIEST DATE FOR DECISION: **12/06/2000**

APPLICATION EXPIRY DATE: **12/07/2000**

CASE OFFICER: **Simon Lewis**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Summerleaze Ltd
7 Summerleaze Road
Maidenhead
Berks
SL6 8SP

Application Number: F/2000/1442

Parish: **WOODLEY**

Location: **Sandford Farm, Mohawk Way, Woodley, Reading.**

Proposal: **Proposed stationing of mobile home (Retrospective)**

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 caravan shall be removed and the land restored to its former condition on or before 31/12/03 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason
1. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 11/07/2000

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.

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 18 May 2000

Application Number: F/2000/1442

Proposal: Proposed stationing of mobile home (Retrospective)

Parish: WOODLEY TOWN

Site Address:
Sandford Farm, Mohawk Way, Woodley, Reading.

Applicant:
Summerleaze Ltd .

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).

No adverse highways comments.

Signed: A. Linnell **Print name:** A. LINNELL

Received by Wokingham District Council

Application No: F/2000/1442

Proposal:
Proposed stationing of mobile home (Retrospective)

Location:
Sandford Farm, Mohawk Way, Woodley, 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/06/2000. 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

18 May 2000

Application Number F/2000/1442
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
4.			[illegible]
			[illegible]
1.	SC03	SR04.	'The caravan shall be removed'
			' 31 . 12 . 2003.

[illegible]

11/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Sandford Farm
Mohawk Way Woodley Reading.

APPLICATION NUMBER: F/2000/1442

OFFICER: Simon Lewis

DATE OF SITE VISIT: 7/8/6.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Rural / Land fill Site.

3. DESCRIPTION OF SITE/BUILDING caravan already in Sth.

4. RELATIONSHIP TO ADJOINING PROPERTIES none.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1442

Applicant : Summerleaze Ltd .

Location : Sandford Farm, Mohawk Way, Woodley, Reading.

Proposal : Proposed stationing of mobile home (Retrospective)

Site Notice Displayed ? :

YES	NO	DATE
✓		22/5/00.

Date of Neighbour Notifications : .....

Date of Site Visit : 28/6.

Date Registered : 17/05/2000

Earliest Date for Decision : 12/06/2000

Latest Consultation Date/Site Notice Expiry Date : 12/06/2000

Application Expiry Date: 12/07/2000

Consultation Responses : Highways Authority - no objection.
Woodley Town Council - Should only be granted temp. permission until 2002.

Planning Issues : Impact upon surrounding area.

Application Number: F/2000/1442

Appraisal :

Planning permission is sought for the continued stationing of a caravan at Sandford Farm until 31 December 2003.

The caravan is owned by Summerleaze, the company who currently operate the landfill operation on the Sandford Farm site. It has been in situ for many years and allows an employee to remain on site overnight for security reasons.

It is not considered that there would be any harm to the surrounding area by the continued use of the caravan for the next 2 ½ years.

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

Tel: (0118) 974 6454

Date: 19.7.2000

My ref: F/2000/1442

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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/2000/1442
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed stationing of mobile home (Retrospective)

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 **Simon Lewis** on **(0118) 974 6454**. 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 31.7.2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Simon Lewis** Application Number: **F/2000/1442**
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed stationing of mobile home (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Lennard

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 6454

Date: 19.7.2000

My ref: F/2000/1442

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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/2000/1442
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed stationing of mobile home (Retrospective)

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This form must be received no later than 31.7.2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Simon Lewis** Application Number: **F/2000/1442**
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed stationing of mobile home (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor McCann

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 6454

Date: 19.7.2000

My ref: F/2000/1442

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 Dredge
67 Welford Road
Woodley
RG5 4QS

Dear Councillor

Application Number: F/2000/1442
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed stationing of mobile home (Retrospective)

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 **Simon Lewis** on **(0118) 974 6454**. 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 31.7.2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Simon Lewis** Application Number: **F/2000/1442**
Sandford Farm, Mohawk Way, Woodley, Reading.
Proposed stationing of mobile home (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Dredge

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: Simon Lewis

DATE: 18 May 2000

PLANNING SERVICES	IPT 29404
POL	TLS
DC	ENF
APP	
CS	

26 MAY 2000

COPIES TO: ACK:

FILE

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1442

Proposal: Proposed stationing of mobile home (Retrospective).

Site Address: Sandford Farm, Mohawk Way, Woodley, Reading.

Applicant: Summerleaze Ltd .

Your observations are required in respect of this application **by 12/06/2000** .

The committee would prefer to see temporary permission granted for this application, **only until 2002**.

SIGNED: _____ DATE: 24.5.00.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 NOV 1999 VALID 17 MAY 2000	Map No 13 Site
Officer: SL Application No. F/2000/1442	Easting: Flood Pln
	Northing: Mineral

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

Description:
(F) PROPOSED STATIONING OF MOBILE HOME (RETROSPECTIVE)

Location: SANDFORD FARM MOHAWK WAY

Parish: WOODLEY Ward: Coronation ✓ 18/5

Applicant: SUMMERLEAZE LTD

Fee Received 190-00 Required Additional Refund

Enforcement Section to be notified (6) ☑ tick if required 18/5

Additional information required for validation

		Reason	Requested	Received
(1)	1:2500 OS location plan showing property edged in blue/red	Site required to show access & parking	10/11	17/5
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
(5)	Elevation plans	of caravan	10/11	17/5
(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 : 18.5 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 + ...

.....

..... Sandford Farm. .....

..... Sandford Farm Cottages, Beggars Hill Lane. .....

.....

.....

.....

.....

.....

Summerleaze

7 Summerleaze Road
Maidenhead
Berkshire
SL6 8SP
Tel: (01628) 630444
Fax: (01628) 773160

Date: 15 May 2000

Our ref: WNK/CHA/103/425

Your ref:

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

Dear Sir

SANDFORD FARM, PERIMETER ROAD, WOODLEY

Further to my application dated 2 November 1999 for the planning permission to provide a temporary caravan at the above site for use by a member of staff, I now enclose a revised application which includes a drawing showing the elevations of the caravan, as requested.

Yours faithfully
SUMMERLEAZE LTD

17 MAY 2000* 1442

W N Kirkpatrick
Director

(1) SANDFORD FARM NE 23 07** 001

ADDRESS ~~OFF BEGGARS HILL ROAD~~ MOHAWK WAY PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU. 43 7873

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
491/48	Mrs. F. G. Miles	Part of S/D. Agricultural Cottages in grounds of Farm	14.12.48	App. App
R/81/60	Mr. G. Loring	Alterations & Additions	10.5.60	App App
O/51/66	Fern Hill Sand & Gravel Co Ltd	Outline - Residential, commercial, industrial use of land etc.	22.4.66	N/A - Refus
M/1/66	" "	Excavation of Sand & Gravel & preparation for redevelopment	22.4.66	N/A - Refus
04134	Harry A Coff Ltd	Winning & working of sand & gravel		
*04143	" "	" " "	21.6.77	N/A C/A
07809	Summerleaze Gravel Co Ltd	Winning & extraction of sand & gravel		C/A
BR10180	"	OFFICE & STORE ROOMS	26.2.79	App N/A
*10700	H.A. COFF LTD	INFILL OF GRAVEL WORKINGS AS COMP. ON 04143	9.2.88 FINAL LEVELS	END. 6 C/A
15631	SUMMERLEAZE GRAVEL CO. LTD	ALT. TO EX. GRAVEL PROCESSING PLANT TO PROVIDE NEW SCREEN CRUSHER & CONVEYORS	4.11.81	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 17.MAY2000* 1442

(2) E

ADDRESS SANDFORD FARM. PARISH WOODLEY (43)

PLOT No. ORD. SHEET No. SU 7873

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15761 •	Summerleaze Gravel Co Ltd	Temp offices & canteen facilities, also care-taker's caravan	25.9.81	N/A C/A
*15762 •	" "	Conv of ground floor to care taker's flat.	25.9.81	N/A C/A
15740	" "	Bailey Bridge over river between Whistley Court Farm & Sandford Farm	27.8.81	P.D
16754 •	"	WEIGHBRIDGE & OFFICE	14.6.82	T.P.
BR16165	"	ALTS. & EXTENSIONS FOR USE AS OFFICES & CARETAKERS FLAT AMEND. OF 04143	29.3.82	App N/A Refd C/A
-17345 -	"			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

③ SANDFORD FARM MOHAWK WAY

ADDRESS ~~BEGGARS HILL ROAD~~ PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.4873 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20155	SUMMERLEAZE GRAVEL	TEMP. BRIDGE OVER RIVER TO REMOVE & REFILL	18.11.83 ~~20.10.83~~	N/A C/A
-20975	"	RE 10700 WITHOUT COMPLYING WITH	4.6.84	N/A REF
		CONDS 7, 8, 17 & 19		
22213	"	ADD. CEMENT SILO FOR CONCRETE	12.3.85	C/A
22442	"	BATCHING PLANT		
↓	"	RADIO AERIAL	19.12.84	N/A C/A
-22756	"	AMEND. TO APP. SCHEMES	26.6.85	N/A C/A
		RE WORKING & INFILLING		
		INCL. IMPORT OF PAPER ETC.		
-24314	"	AMEND APPR. SCHEME OF	3.12.85	C/A
~~29519~~		INFILLING		
29519	"	CONVEYOR FROM LEA FARM & WHISTLEY COURT FARM	29.3.88	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 22442 - VARIATION OF COND. 2 - 9.4.87

DRAINAGE

091074 ~~[illegible]~~ ~~35017~~ " ~~SALT & PUMPING LAGOONS / WEIGHBRIDGE - 9.5.90~~

④ ADDRESS SANDFORD FARM MOHAWK WAY ~~BEGGARS HILL ROAD~~ PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 7873 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34886	SUMMERLEAZE LTD.	VAR. ON 04143 / 07809	17.8.90	C/A
		TO PERMIT THE IMPORTATION		
		OF SAND & GRAVEL & RETENTION		
		OF EX. PLANT & EQ.		
34887	"	VAR. ON 16754 &	17.8.90	C/A
		15762 - RET. OF WEIGHBRIDGE		
		& ASS. OFFICE BLDG. - CONT.		
		USE OF SANDFORD FARM		
		HOUSE AS OFFICES, CANTEEN		
		MESS ROOM, CARETAKER'S FLAT		
34888	"	VAR. COND 2 ON 20155 -	18.7.91	31.12.2
		RETENTION OF BRIDGE		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 ~~[illegible]~~ 35017 " SALT & PUMPING LAGOONS / WEIGHBRIDGE 9.5.90 C/A

17 MAY 2000 1442

(5) ADDRESS Sandford Farm Mohawk Way PARISH Woodley

PLOT No. ~~Off Beggars Mine Road~~ ORD. SHEET No. SU. 7873 u3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
*38464	• ~~[illegible]~~ Summerleaze	C/O/USE TO FORESTRY & NATURE CONS. LAKE/RETENTION OF HAUL ROAD	26.3.93	C/A
*38475	• Summerleaze Ltd.	VAR. COND. 29 of 04143	24.1.92	11.4. 11.4.
		TO EXT. PERIOD OF MINERAL EXTRACTION	12.2.92	C/A
*40390	• "	CANTEEN & TOILET FACILITIES (APP UNDER 40390)	11.2.93	31.12.20
*41530	• Summerleaze	RELOC. TOILET/CANTEEN	6.10.93	31.12.20
**41576	• Harry Coff Farmhouse	TO OFFICE/BARN TO STORAGE	26.11.93	C/A
**41577	Harry Coff Stables	TO B1 RETURB	17.11.93	C/A
*41818	W/DR Farmhouse?			
*42184	• Summerleaze	WEIGHBRIDGE OFFICE/EX. STABLES OFFICE AS MANAGER'S OFFICE/STORE	22.3.94	31.12.2
**42283*	APPEAL Harry Coff	RELAX. COND 1 ON 41577	8.4.94	Rel
EP94/2398	" Farmhouse	RETURB. OF FARMHOUSE INTO OFFICES	21.4.94	Rel

DATE OF COMPLETION

MINISTRY DECISION 42283 - * APPEAL ALLOWED - 18-8-94

SPECIAL ORDERS * EXPIRY DATE 31.12.2000 OR WITHIN 1 YEAR OF COMPLETION OPERATI

~~DRAINAGE~~ WHICHEVER IS THE EARLIER.

091074 ~~[illegible]~~ "EXPIRY DATE" 31.12.2000 OR ON COMPL. OF RESTORATION & LANDFILL SITE AT WHISTLEY COURT FARM/LEA FARM

17 MAY 2000* 1442

1933 (6)

Sandford Farm

ADDRESS Mohawk Way PARISH Woodley

PLOT No. ORD. SHEET No. SU. 4873 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
42910 APPEAL	• Harry Coff	RELAX. COND. 1 ON 41576 CONT. USE - HOUSE B1 - BARN B8	SEE APPEAL	DEC.
42949	RHC.	VAR. COND 1 ON 34886 PERMITTING MATERIAL USED IN CONCRETE MANUF. OTHER THAN THAT IMPORTED FROM W.C. FARM & LEA FARM	20.4.97	28.2.
43926	Harry Coff	PART C/O/USE & 1ST FLOOR LET TO UNIT 3 - CARETAKERS' BUNGALOW STABLES - RE 41577	6.3.95	Rel
96/64082/O	APPEAL	O/L. RES. DEV. ETC		
96/64496/F	• Summerleaze	NEW VEH. ACCESS. RELOC. PROC. PLANT ETC	21.7.97	C/
96/64520/O	Hicks Persimmon Ltd	O/L. RES. DEV./REMOVAL OF INFILL/REPLACE WITH INERT MATERIAL	22.1.98	Re

MINISTRY DECISION 42910 - APPEAL ALLOWED - 17.1.8

SPECIAL ORDERS

1933

(7) SANFORD FARM

ADDRESS MOHAWK WAY PARISH WOODLEY

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/66152/V	• SUMMERLEAZE	RETENTION GROUND CONVEYOR	11.11.97	31.12.20
97/66153/V	• "	" WEIGHBRIDGE OFFICE/MANAGERS OFFICE	11.11.97	31.12.20
97/66154/V	• "	" CANTEEN/TOILETS	11.11.97	31.12.20
97/66155/V	• "	" BRIDGE OVER OLD RIVER LODDON	11.11.97	31.12.20
97/66156/V	• "	" HAUL ROAD	17.11.97	31.12.20
97/66157/V	* "	VAR. CONDS 2/3 OF 34886	11.11.97	31.12.20
97/66158/V	* "	" " 1/2/3/23	11.11.97	31.12.20
~~97/66159/V~~				
97/66159/V				
99/68971/V				
C/41577/07	Harry A. Coff	Details to comply with cond. 07 of Consent 41577 - App. of Landscaping	26.3.99	A
99/69524/O				
PP/9978344	Harry A Coff	Refurb + C. of U. of BI Units	12.2.99	REF

MINISTRY DECISION 66158 - RETENTION SALT LAGOONS & WEIGHBRIDGE UNIT

SPECIAL ORDERS * 66157 - CONT. IMPORTATION OF SAND & GRAVEL/RETENTION OF PLANT & EQUIPMENT.

17.MAY2000* 1442

1933

(8) SANDFORD FARM

ADDRESS MOHAWK WAY PARISH WOODLEY

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
PP99/8346/A	Harry A Coff Ltd.	Refurb + C. of U. to BI Units	20.4.99	C/A
99/70325/F	Coff Holdings	C. of U. to offices (renew 41576) 42283	5.10.99	C
99/70477/F	Coff Holdings Ltd			

MINISTRY DECISION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

Application No. 17 MAY 2000* 1442

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
HICKS PERSIMMON LTD	15 HEADLEY ROAD WOODLEY. BERKS,	16th MAY 2000.

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

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 . . . . . .

On behalf of . . . SUMMERLEAZE LTD . . . . . .

Date . . . . . 16 MAY 2000 . . . . . .

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

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

17 MAY 2000 1442

1.	APPLICANT'S NAME	SUMMERCLOAZE LTD
	ADDRESS	7 SUMMERCLOAZE ROAD MAIDENHEAD
	POST CODE	SL6 8SP PHONE 01628 630444.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	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	SANDFORD FARM PERIMETER ROAD WOODLEY.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		RETROSPECTIVE PERMISSION TO RETAIN SMALL TOWING CARAVAN ON SITE FOR OVERNIGHT SECURITY.
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	LOCATION PLAN/SITE PLAN & ELEVATIONS

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 UNTIL DEC 31ST 2003
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.

INDUSTRIAL. SAND & GRAVEL PROCESSING, CONCRETE BATCHING, VEHICLE PARKING.

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.

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO GROUND.

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

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	/ N/A.	/	*	/	*	
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.

£ 190.00.

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 SUMMERLEAZE LTD DATE 16/5/2000

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				
B2	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 TEMPORARY CARAVAN.				
OTHER	*Please Specify*				
	TOTAL	N/A	N/A	N/A	7.5 sq m.

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	EXISTING	N/A
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.
— N/A

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
— SUMMERCOMBE LTD. SANDFORD FARM WOODLEY.

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
	N/A		

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.
— N/A

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.

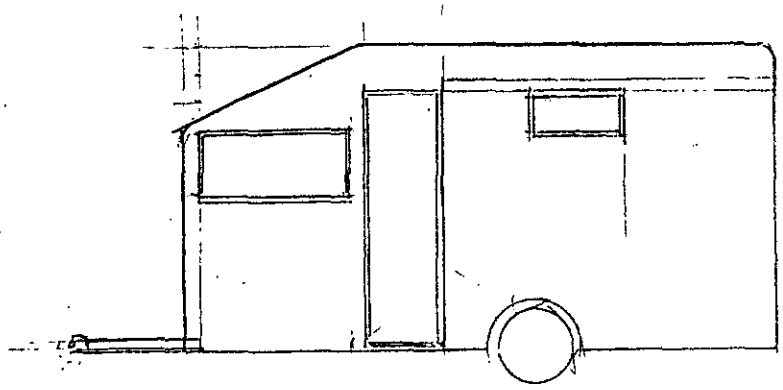
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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.

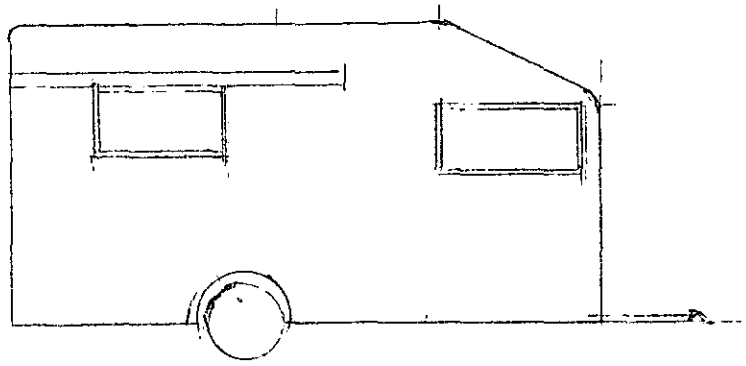
DATA PROTECTION ACT 1984

'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.'

17.MAY2033* 1442



SIDE ELEVATION



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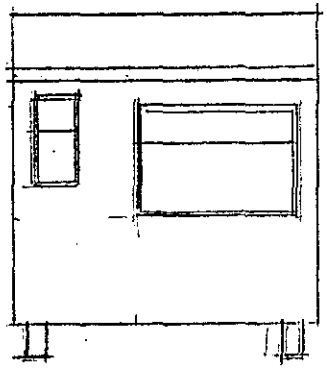
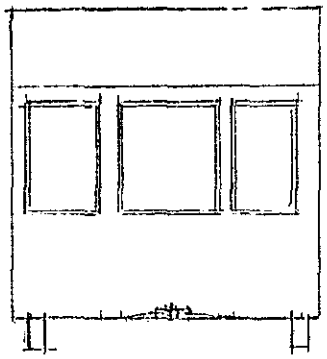


REAR ELEVATION

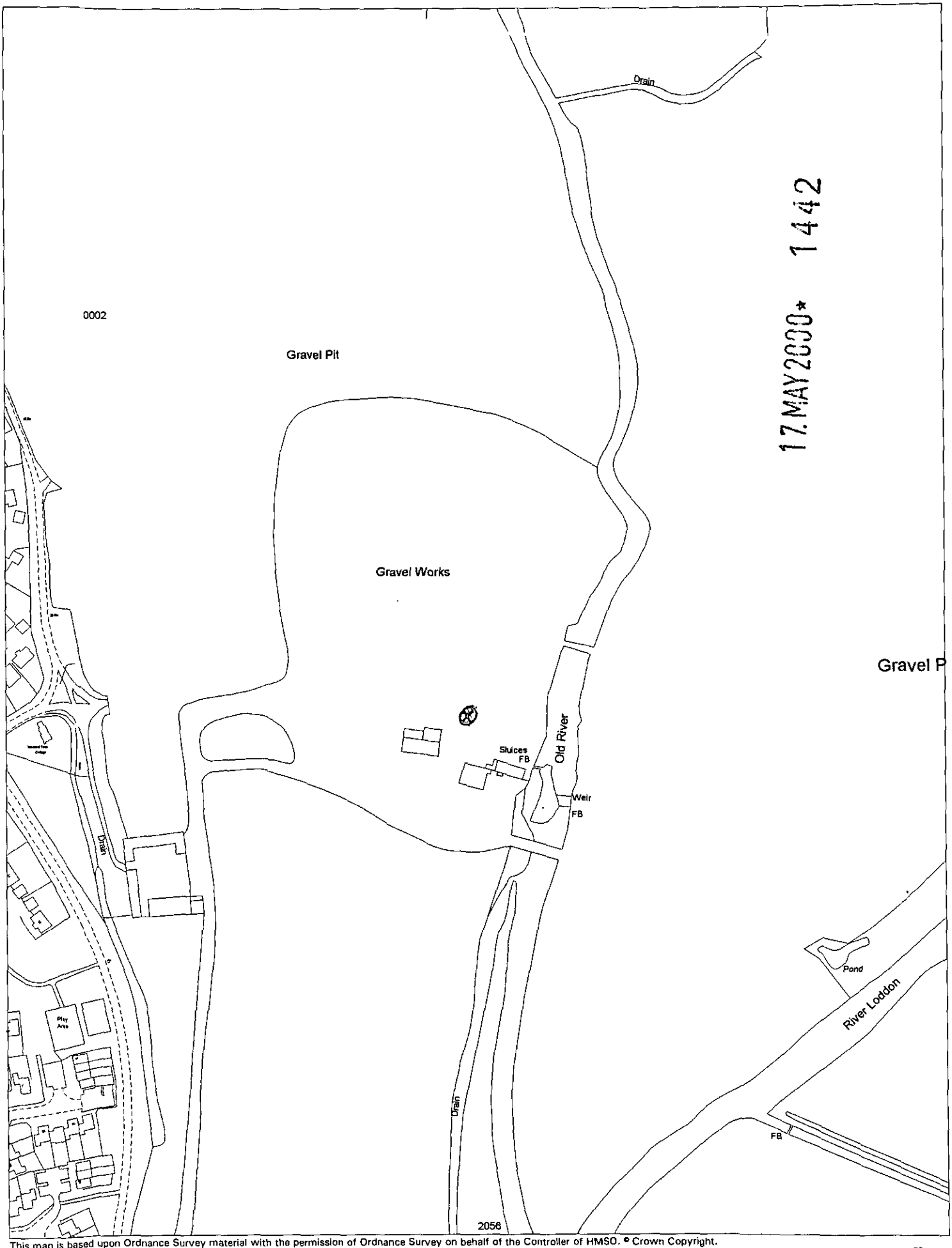


FRONT ELEVATION

APPROVED

TEMPORARY CARAVAN

SANDFORD FARM
PERIMETER ROAD
WOODLEY
SCALE 1:50



17.MAY2000* 1442

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Central Support Section, Environmental Services, Wokingham District Council.

4 November 1999

Scale: 1 : 2500

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