APPLICATION NO:
CON/2001/5578

LOCATION:
Cottage Lane, Pingewood Reading.

APPLICANT:
Mr/Mrs J Smith

PROPOSAL:
Consultation from West Berkshire Council on application for change of use of land for off road tuition at speeds not exceeding 10mph and erection of portakabin and portaloo.

EARLIEST DATE FOR DECISION: **07/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
13/01/2002

CASE OFFICER: **Natalie Brown**

DO 692

RAILEX
Marbleboard

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 12 February 2002
Your ref: 01/02571/FUL
My ref: NB/MLT/CON/2001/5578

Mike Holmes
Head of Planning and Transport Strategy
West Berkshire District Council
Council Offices
Market Street
Newbury
Berks
RG14 5LD

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

Dear Mr Holmes,

PROPOSED OFF ROAD DRIVING TUITION AT SPEEDS NOT EXCEEDING 10MPH WITH PORTA CABIN AND PORTA LOO AT LAND AT COTTAGE LANE, PINGEWOOD, READING

I refer to your consultation letter received on the 18 December 2001 with reference to the above, and apologise for the delay in replying.

This Council would have no objection to the proposed development provided that there is improved landscaping to the boundary of the site.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

WORK SHEET FOR : Natalie Brown

Application Number : CON/2001/5578

Applicant : Mr/Mrs J Smith .

Location : , Cottage Lane, Pingewood, Reading.
Proposal : Consultation from West Berkshire Council on application for change of use of land for off road tuition at speeds not exceeding 10mph and erection of portakabin and portaloo.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/12/2001

Earliest Date for Decision : 07/01/2002

Latest Consultation Date/Site Notice Expiry Date : 07/01/2002

This application will have expired on: 13/01/2002. 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 :
Parish council: "no comment"

Planning Issues :

Application Number: CON/2001/5578

Appraisal :

application site fairly open & close to this Council's boundary
∴ provided increased landscaping along boundaries to site - no objection

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

Application Number CON/2001/5578
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Cottage Lane
Pingewood Reading.

APPLICATION NUMBER:
CON/2001/5578

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING
land on corner cottage lane - & kirtons rd.
(waste' land within cside.
Rubbish + tipping. scrubby veg along boundaries

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: CON/2001/5578
CASE OFFICER: Natalie Brown

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6
Tel/Fax: 0118 9547115

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
11 JAN 2002
COPIES TO: | ACK
FILE:

02 January 2002

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2001/5250 REVISED PLANS
Location: Pearmans Glade, Shinfield Road, Shinfield Green
New plans show: Drive access widened to 4.0 m – drawing no 1620-01B.
Observations: No comment

F/2001/5377
Location: Loddon Reach, Reading Road, Arborfield
Proposal: Proposed single storey side extension to dwelling to form granny annexe
Officer: Helen Pollock
Observations: No comment

F/2001/5383
Location: Shetlands, Brookers Hill, Shinfield
Proposal: Proposed single storey front and rear extension to dwelling
Officer: Heidi Lynch
Observations: No comment

F/20001/5405
Location: 285 Hyde End Road, Spencers Wood
Proposal: Proposed two storey rear extension to dwelling and single storey side extension.
Officer: Heidi Lynch
Observations: No comment

F/2001/5440
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of three dwellings plus garages.
Officer: Angela Odell
Observations: No comment

Continued.....

ADDITIONAL PLANS As above
New plans: Proposed landscape Plans, drawing no 1964/30

TL/2001/5445
Location: Lane End Farm House, Shinfield Road, Shinfield
Proposal: Proposed erection of 15m high monopole, equipment cabin and ancillary development
Officer: Natalie Brown
Observations: No comment

F/2001/5538
Location: Loddon Court Farm, Beech Hill Road, Spencers Wood
Proposal: Proposed change of use of land from touring caravan site to extension to mobile home park.
Officer: Angela Odell
Observations: We strongly object as it is exposed in open countryside, outside settlement boundary and fails to comply with the requirements of the District Local Plan. We are also concerned about the traffic generation on to an already busy highway.

F/2001/5465
Location: 124 Shirley Avenue, Whitley
Proposal: Proposed single storey front extension to dwelling to form replacement porch.
Officer: Louise Smith
Observations: No comment

F/2001/5557
Location: Glengarry, Basingstoke Road, Three Mile Cross
Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling.
Officer: Natalie Brown
Observations: No comment

NAC CON/2001/5578
Location: Land at Cottage Lane, Pingewood, Reading
Proposal: Consultation from West Berks Council on application for change of use of land for off road driving tuition at speeds not exceeding 10 mph and erection of portakabin and portaloo
Observations: No comment

F/2001/5410 ADJOINING PARISH CONSULTATION
Location: Whiteknights Cp. School, Fairlawn Green, Reading
Proposal: Proposed extension to modular classroom to form 2 new classrooms
Officer: Andrew Thorley
Observations: No comment

VAR/2001/5488
Location: 225-227 Hyde End Road, Shinfield, Reading
Proposal: Proposed variation to condition 4 of consent F/2001/3212 to allow for bathroom windows to be openable.
Officer: Lousie Smith
Observations: No comment

F/2001/5479
Location: 7 Hyde End Lane, Ryeish Green, Reading
Proposal: Proposed two storey and single storey rear extension to dwelling
Officer: Philip Taylor
Observations: No comment

F/2001/5562
Location: 75 Oatlands Road, Shinfield
Proposal: Proposed single storey front extension to dwelling
Officer: Richard Kelly
Observations: No comment

Continued.....

RM/2001/5187
Location: Land at Church Farm & Cattle Breeding Centre, Church lane, Shinfield
The new plans show: Alteration to red line area, exclusion of balancing pond, alteration to description of development to 67 dwellings and alteration to siting on plots 1-8.
Officer: Angela Odell
Observations: No comment

F/2001/5541 – ADJOINING PARISH CONSULTATION
Location: 7 Cinnamon Close, Earley, Reading
Proposal: Proposed erection of single storey rear extension to form conservatory
Officer: Louise Smith
Observations: No comment

CON/2001/5600 – ADJOINING PARISH CONSULTATION
Location: Plot 7, Brook Drive, Green Park, Reading
Proposal: Application for the erection of two 5 storey B1 office buildings with associated surface car parking and landscaping.
Officer: Elaine Vashi
Observations: No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

Application Number : CON/2001/5578	Map No :
Case Officer : Natalie Brown	Site Area :
Valid Date : 16/12/01	Received Date: 16/12/2001

Level : Delegated Application

Description : Consultation from West Berkshire Council on application for change of use of land for off road tuition at speeds not exceeding 10mph and erection of portakabin and portaloo.

Location : , Cottage Lane, Pingewood, Reading.

Parish : Ward :

Applicant : Mr/Mrs J Smith .

Fee Required: £0 Fee Received: £0

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Shinfield

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

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NEIGHBOURS

.....

.....

.....

5578

Cont

West Berkshire
COUNCIL

PLANNING SERVICES	HPT 51036
POL	TLS
DC	ENF
APP	
CS CH	
16 DEC 2001	
DOCUMENT:	ACK:
	FILE:

17 December 2001

Wokingham District Council
Department PL1
C/o Wokingham District Council
P O Box 151
Shute End
Wokingham
RG40 1WH

Planning and Transport Strategy
West Berkshire District Council
Council Offices
Market Street Newbury
Berkshire RG14 5LD

Our Ref: 01/02571/FUL
Your Ref:

Please ask for: Andrea Swain
Call Centre: 01635 519111
Fax: 01635 519408

Dear Sir/Madam

PROPOSAL: Off road driving tution at speeds not exceeding 10mph. Porta cabin and porta loo

SITE: Land At Cottage Lane Pingewood Reading Berkshire

This is to advise you that the attached application has been submitted to this Authority for determination.

If you have any comments to make relating to the proposed development, I would appreciate them as soon as possible, but in any event by 7 January 2002.

Your comments will be available for public inspection and in the event of an Appeal being lodged a copy will be sent to the appellant and the Department of the Environment, Transport and Regions, unless your letter is clearly marked "Confidential".

If you wish to discuss the application, please do not hesitate to contact the above person.

Mike Holmes

Yours faithfully
Mike Holmes
HEAD OF PLANNING & TRANSPORT STRATEGY

If you need help or advice please telephone -
- During office hours only
8.30 am - 5 pm Mon-Thurs
8.30 am - 4.30 pm Fri

Planning Application

Part 1

WEST BERKSHIRE COUNCIL
30 NOV 2001
RECEIVED

West Berkshire COUNCIL

Council Offices Market Street Newbury RG14 5LD
Switchboard: (01635) 42400 Fax: (01635) 519408
Document Exchange: DX 30825 Newbury

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 send **four** copies of this form and support plans, drawings and photographs to Planning and Transport Strategy at West Berkshire District Council.

For Office Use Only

01/02571

1.	**Applicant's Name:** **Address:** **Postcode:**	MARILYN & JEREMY SMITH 29 RIVERMEAD RD WOODLEY BERKS RG54DH Phone: 01189540278
2.	If the applicant has an agent, all correspondence will be sent to the agent. **Agent's Name:** **Address:** **Contact Name:**	N/A Phone:
3.	Show the site in red on the plans. Other land in the applicant's ownership or control must be shown in blue. **Site Location**	COTTAGE LANE PINGEWOOD, READING BERKS.
4.	Give the area in hectares or part of a hectare **Area of Site:**	4.33 HECTARES
5.	**Description of Proposed Development** Give brief details and state for what purpose the site and any buildings will be used.	SITE WILL BE USED FOR OFFROAD DRIVING TUITION AT SPEEDS NOT EXCEEDING 10mph - PORTA CABIN AS A BREIFING ROOM PLUS PORTA LOO.

6. **Does the application involve any of the following?** Tick the boxes

Change of Use:	☑	**New Building:**	☑
Demolition:	☐	**Redevelopment:**	☐
		Alteration or Extension:	☐

7. **What kind of application is this?** Tick one box only

Outline Permission:	☐	See question 8
Full Permission:	☑	
Approval of details (Reserved Matters):	☐	State relevant outline permission no.
Temporary Permission:	☐	State period required
Relaxation of Conditions: (Please amplify your application in a covering letter)	☐	State relevant applicaiton no.

8. **If this is an Outline Application,** which details, if any, do you wish to be considered as part of this application?

External Appearance:	☐	**Siting:**	☐
Means of Access:	☐	**Design:**	☐
		Landscaping:	☐

9.	**What is the existing use of the land?** e.g. residential, industrial, etc. If the site is vacant, say so, and also state its previous use.	OFF ROAD DRIVING FOR 28 DAYS PER YEAR	
10.	**Is there any public right of way across the site?**	NO	If so, show it clearly on the plans.
11.	**Are there any trees on the site?**	NO ONLY HEDGEROWS	If so, show their positions, spread and species on the plans and which, if any, are to be felled.
12.	(a) **State Material and Colour of Walls** (b) **State Material and Colour of Roofs** If more than one material or colour is used, show their use on the plans.	N/A	
13.	**How will the site be enclosed?** Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed.	HEDGEROWS ALONG CURTIS FARM ROAD, RAILWAY EMBANKMENT & ADJOINING PROPERTY TO NORTH, & A DRAINAGE DITCH BORDERING COTTAGE LANE. ENTRANCE GATE FROM COTTAGE LANE	
14.	**How will Surface Water be disposed of?**	NATURAL RUNOFF	
15.	**How will Foul Sewage be disposed of?** If you are unsure of the position of the main sewer check with this Council. If a septic tank or cesspool is proposed, refer to notes to help applicants.	N/A	
16.	**Is it proposed to construct a new access or alter an existing access?** Give details of pedestrian and vehicular access. An access could be used for fire fighting purposes and you may need to obtain advice from the local fire station.	NO .	
17.	**If this proposal involves residential development, complete the following table:**		

	No. of new dwellings proposed	Existing dwellings to be retained	Dwellings to be lost through demolition or change of use
House			
Bungalow			
Flat/Maisonette			
Other			

18.	**Does the proposal involve anything other than housing, house extensions or work within the curtilage of a house?**	YES	If YES, complete Part 2 of the form.
19.	**Does the proposal involve the extraction of minerals or disposal of waste materials (Tipping)?**	NO	If YES, complete Part 3 of the form
20.	**State the fee enclosed with this application.** The current scale of fees is enclosed. If you believe a reduced 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. I certify that, if planning permission is granted, I will ensure that the development is carried out strictly in accordance with the approved plans.

Signed: ..... On behalf of: BERKSHIRE 4X4 ..... Date: 28/11/01 .....

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. **An incorrect application will be returned.** Every application must be accompanied by the appropriate certificate and fee. See **Notes to Help Applicants.**

Part 2 - Planning Application

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.

21. 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	
		1 Retained in existing use	2 Lost by change of use or demolition	3 New building	4 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 o Distribution				
C1	Hotels and Hostels				
C2	Residential Institutions				
D1	Non-residential Institutions				
D2	Assembly and Leisure	NA	NA	42m²	
Other	Please specify				
Other	Please specify				
	Total				

22. If a C1 or C2 use is proposed, please state number of bed spaces

23. What provision is being made for parking?

	Cars	Lorries
Existing	0	0
Proposed	20	0

What is the estimated number of vehicles going to the site in a normal working day? 10

24. Describe the activity or processes to be carried on:
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.

A CENTRE FOR TEACHING PEOPLE TO DRIVE SAFELY & CONSIDERATELY OFFROAD

25. Who will occupy the premises?

(a) give the name and current operating address of the proposed occupier.

MJ & JD TRADING AS BERKSHIRE 4X4

(b) Will these premises be vacated?

a/ NA
b/ NA

26. If known, how many people are likely to be employed on site after completion of the development:

Existing Staff	Transferred staff	New Staff	Total
		2	2

27. Does the proposal involve the use or storage of any hazardous substances
If so, state which 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."

01/02571

RECEIVED

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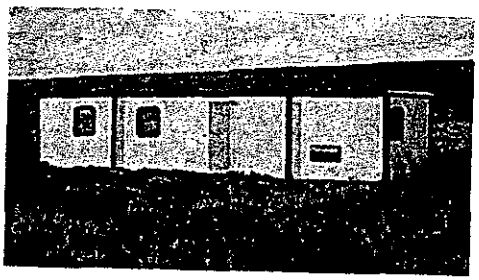
Quality - this time - next time - every time

Quality

Portakabin Pacemaker®

Having evolved from the original Portakabin building design, *Pacemaker* buildings offer a tried and tested solution to a wide variety of accommodation problems.



Today's buildings benefit from:

- all-steel structure
- 10-year structural guarantee
- range of 10 sizes, from 7m² to 36m²
- BBA Certification
- compliance with The Building Regulations
- maximum efficiency in use

Extensive use of steel means *Pacemaker* buildings are not only robust and provide exce impact and intruder resistance, but they also maximise safety in case of fire due to their combustible properties.

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Delivered by lorry, *Pacemaker* buildings can be sited by one person using the telescopic Lodastrut leg system. Integral lifting points facilitate crane handling for difficult locations when constructing multi-storey buildings.

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Technical details — To request a technical leaflet, please click here.

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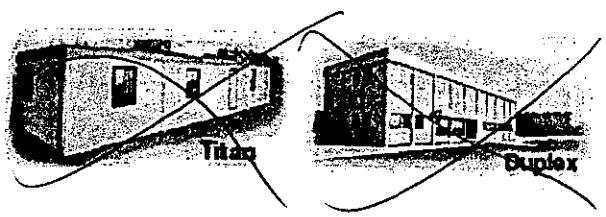
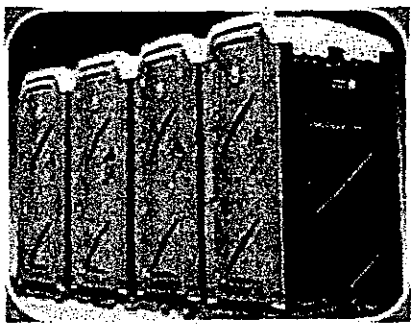


Portakabin Limited, York, England, Y032 9PT. Telephone +44 (0)1904 611655. Fax +44 (0) 1904 611644. solutions@portakabi

01/02571

SELF-CONTAINED FLUSHING TOILET



DIMENSIONS

Length:	48"	1200mm
Width:	48"	1200mm
Height:	85"	2159mm

- Pedestal hand wash basin with own water supply or hand sanitiser dispenser
- Wall dispenser with quality paper towels
- Toilet roll holder with soft tissue
- Well ventilated interior with translucent roof allowing maximum light to filter through
- Interior lock with indicator for maximum privacy
- Hand towels and toilet rolls included free of charge
- No mains connections required
- Inclusive weekly service on hires over seven days
- Rechargeable lights are available for event use

Hot water model with light and heater now available for work sites - self-contained or mains connections.

These are the units to be hired,

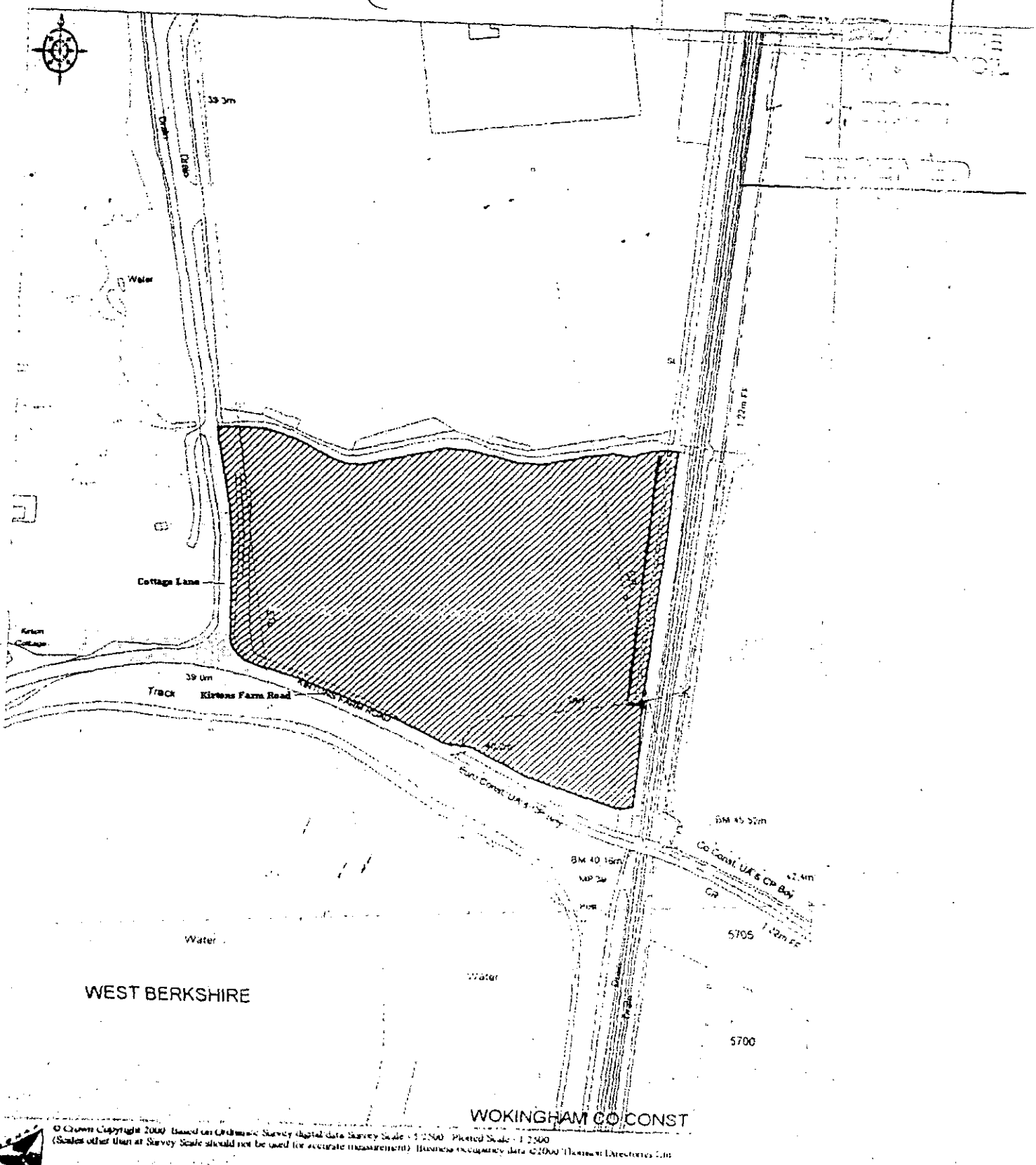
2 ONLY - 1 MALE 1 FEMALE.

0/02571

LAND AT PINGEWOOD, READING, BERKS.

(10.7 Acres)

WEST BERKSHIRE DISTRICT COUNCIL
98 NOV 200



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(Scales other than at Survey Scale should not be used for accurate measurement.) Business occupancy data ©2000 Thomson Directories Ltd.

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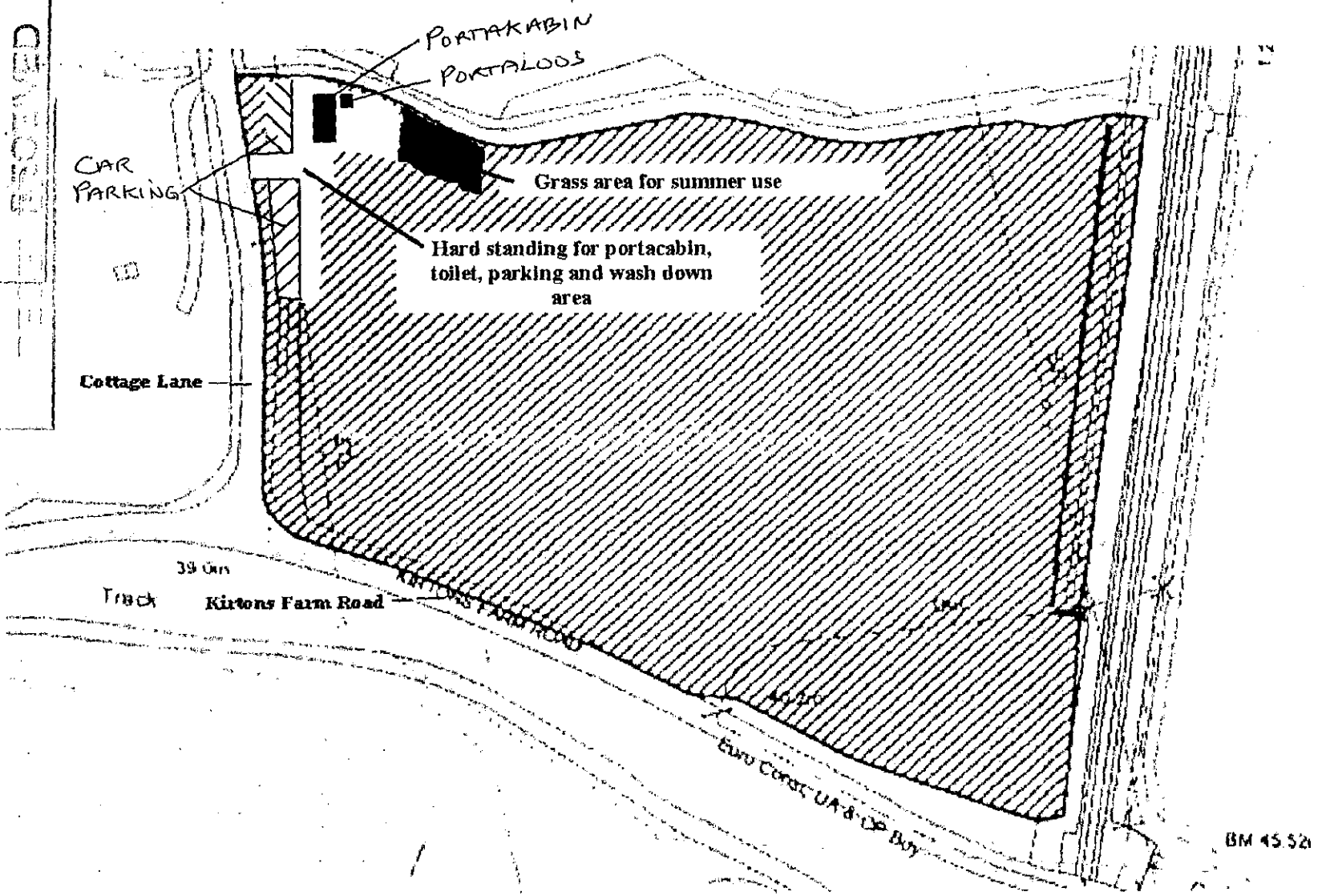
01/02571



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