APPLICATION NO:

VAR/2001/3547

LOCATION:
35 Beechwood Avenue, Woodley Reading.

APPLICANT:
Active Vetcare C/O Day Tanner Partnership

PROPOSAL:
Proposed variation to conditions 4 & 5 of consent 99/70286/F to allow use of rear access for deliveries and collections during the day.

EARLIEST DATE FOR DECISION: **24/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/05/2001

CASE OFFICER: **Joss Miller**

WITHDRAWN

WITHDRAWN

D1

1363

active vetcare

Prospect House • 498a Reading Road • Winnersh • Berkshire • RG41 5EX
Telephone: 0118 989 1199 • Facsimile: 0118 989 1166

PLANNING SERVICES	HPT 1.2.315
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17th April 2001

J Miller
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Miller

Re: Application Number VAR/2001/3547 OLS
Application Number VAR/2001/3609

I am writing with regard to the two applications for Beechwood Veterinary Centre, 35 Beechwood Avenue, Woodley, numbers VAR/2001/3547 and 3609.

I would like to withdraw the two applications as of today.

Yours sincerely

N N L Butcher BVM&S MRCVS

active speaking their language vetcare

Head Office for Active Vetcare Surgeries

Active Vetcare Limited • Registered Number: 3498477 Registered office: 102-108 Above Bar, Southampton, Hampshire SO14 7NH
VAT Registered No: 733 3098 41

Tel: (0118) 974 6463

Date:

My ref: VAR/2001/3547

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 E Preston
81 Howth Drive
Woodley
RG5 3DJ

Dear Councillor

Application Number: VAR/2001/3547
35, Beechwood Avenue, Woodley, Reading.
Proposed variation to conditions 4 & 5 of consent 99/70286/F to allow use of rear access for deliveries and collections during the day.

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **VAR/2001/3547**
35, Beechwood Avenue, Woodley, Reading.
Proposed variation to conditions 4 & 5 of consent 99/70286/F to allow use of rear access for deliveries and collections during the day.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor E Preston

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 6463

Date:

My ref: VAR/2001/3547

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 V Samuel
18 Wheble Drive
Woodley
RG5 3DT

Dear Councillor

Application Number: VAR/2001/3547
35, Beechwood Avenue, Woodley, Reading.
Proposed variation to conditions 4 & 5 of consent 99/70286/F to allow use of rear access for deliveries and collections during the day.

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **VAR/2001/3547**
35, Beechwood Avenue, Woodley, Reading.
Proposed variation to conditions 4 & 5 of consent 99/70286/F to allow use of rear access for deliveries and collections during the day.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Councillor V Samuel

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

WORK SHEET FOR : Joss Miller

Application Number : VAR/2001/3547

Applicant : Active Vetcare C/O Day Tanner Partnership.

Location : 35, Beechwood Avenue, Woodley, Reading.
Proposal : Proposed variation to conditions 4 & 5 of consent 99/70286/F to allow use of rear access for deliveries and collections during the day.

Site Notice Displayed ? :

YES	NO	DATE
✓		2/4

Date of Neighbour Notifications : .....

Date of Site Visit : 2/4

Date Registered : 08/03/2001

Earliest Date for Decision : 14/04/2001

Latest Consultation Date/Site Notice Expiry Date : 14/04/2001

This application will have expired on: 03/05/2001. 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 :

Planning Issues :

Application Number: VAR/2001/3547

Appraisal :

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

Application Number VAR/2001/3547
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 35 Beechwood Avenue Woodley Reading.

APPLICATION NUMBER: VAR/2001/3547

OFFICER: Joss Miller

DATE OF SITE VISIT: 2/4

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on boundary.

2. DESCRIPTION OF SURROUNDINGS

Residential area - vets.

3. DESCRIPTION OF SITE/BUILDING

Vets - var cond.

4. RELATIONSHIP TO ADJOINING PROPERTIES

1.8m fencing to boundary. (B.W. Rd)
1.8m wall to boundary of Cherry—

5. SITE CONSTRAINTS

TREES ~

ACCESS/PARKING See condts.

LEVELS ~

BOUNDARY TREATMENT 1.8m fence on side boundary

OTHERS Staff use only park. signs on car

Sorry a letter
regarding the above
application.

VAR/2001/3547

active vetcare

Prospect House • 498a Reading Road • Winnersh • Berkshire • RG41 5EX
Telephone: 0118 989 1199 • Facsimile: 0118 989 1166

CC: Wokingham District Council

12 March 2001

Mr Haws
Cherry Lodge
Woodwaye
Woodley
Berkshire

Dear Mr Haws

You have been using your car to block the entrance to the car park at the rear of our surgery. Clearly this is an unacceptable situation whatever the circumstances of the planning permission.

As a result of the difficulties we have experienced we have felt it necessary to submit an application to have the restrictions to the use of this car park lifted. We hope this will enable us to provide a full service to our clients without hindrance.

You will receive formal notification of the application in the near future but regardless of the outcome I must ask you not to block our entrance ever again.

Yours sincerely

N N E Butcher BVM&S MRCVS

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active vetcare

Prospect House • 498a Reading Road • Winnersh • Berkshire • RG41 5EX
Telephone: 0118 989 1199 • Facsimile: 0118 989 1166

12 March 2001

M Evans
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Evans

Re: APPLICATION FOR LIFTING OF CONDITIONS ON REAR CAR PARK AT BEECHWOOD VETERINARY CENTRE.

I am writing in support of the above application.

Beechwood Veterinary Centre has been a site for a Veterinary Surgery since April 1994. The practice has grown since 1994 but the client base has decreased from a peak in 1998 in line with veterinary practices generally. We had enjoyed unchallenged use of the site until complaints from our near neighbour started eighteen months ago.

The restrictive conditions to the use of the rear access have caused us many problems. As a direct result of the complaints from the near neighbour we are now experiencing:

* Complaints from clients seeing bodies being collected. The bodies used to be collected between 7.00-8.00 am from the front of the surgery but since we are closed at that time we have no "proof" of collection time. We have been forced therefore to arrange collections during working hours which causes distress to clients and members of the public.
* Fear from our staff that if they fail to remove their car precisely by the times permitted from the rear car park they will be blocked in. This has caused great distress because on several occasions the staff have been dealing with emergencies which clearly took priority over moving their cars. We have not only received threats to block the entrance but on many occasions the blocking in has actually been carried out despite the fact that at present we have permission to use the rear entrance on Saturdays.
* Fear from our staff that they will be challenged if a delivery occurs at the rear. We have several signs requesting no deliveries at the rear but obviously they cannot police the rear entrance at all times.

Active Vetcare Limited • Registered Number: 3498427 Registered office: 102-108 Above Bar, Southampton, Hampshire SO14 7NH
VAT Registered No. 733 3098 41

* Breach of condition notices:

We have been served two breach of condition notices.

1. For a single delivery at the rear from BOC. Both the driver and the practice manager apologised immediately but this was not accepted by the neighbour.
2. For collection out of hours. However we have never been given details of when this occurred so we cannot investigate what happened.

In the last two years we have taken a number of measures to minimise the effect on our neighbour including:

* Soundproofing the kennels.
* Installing air-conditioning to avoid opening windows.
* Installing a gate at the entrance to the rear car park.
* Relocating the freezer to where the bodies are stored to behind the shed towards the front of the property.
* Liasing closely with Wokingham District Council to address any concerns.

It is our understanding that if this was a residential property the rear car park could be used completely unrestricted. Children could play football there, dogs could roam free, cars/motorcycles could be repaired there. Our wish is to have unrestricted use of the rear car park to enable us to operate without fear of challenge to our staff and our deliveries. The very nature of our work means that we have to deal with emergencies of an unpredictable nature and we are currently being given no leeway, however small, on the planning conditions in place. Our only option therefore is to seek to have these conditions removed.

I enclose photographs of our neighbours car completely blocking the entrance to the rear car park. These photographs were taken at 11.30 am on Saturday 10th March, however the blocking in of the entrance is now a common occurrence. I enclose a copy of a letter sent to Mr Haws of Cherry Lodge, Woodwaye, Woodley, asking him not to block us in again.

If there is anything further you need from me please do not hesitate to contact me.

Yours sincerely

N N L Butcher BVM&S MRCVS

Encs.

CAR BLOCKING ACCESS TO REAR CAR PARK AT BEECHWOOD VETERINARY CENTRE.
DATE: SATURDAY 10TH MARCH 2001.
TIME: 11.30 A.M.
CAR ORIGINALLY POSITIONED THERE AT 8.00 A.M.





WE HAVE PLANNING PERMISSION TO USE ACCESS TO CAR PARK 7.30 A.M. TO 7.00 P.M. MONDAY TO SATURDAY.

2

Received by Wokingham District Council

Application No: VAR/2001/3547

Proposal:
Proposed variation to conditions 4 & 5 of consent 99/70286/F to allow use of rear access for deliveries and collections during the day.

Location:
35, Beechwood Avenue, 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2001. 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

21 March 2001

Mr. & Mrs. J.B. Hawes,
Cherry Lodge
Woodwaye
Woodley
Berks.
RG5. 3HA.
4.4.2001.

PLANNING SERVICES	TPT
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CS Obs	
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	FILE:

Dear Sir,

Re your letter 21st March 2001. ref Joss Mikel Var/2001/3547.

My wife and I are appalled to learn that Mr. Butcher has applied for a variation of Planing consent, 99/70286/F. With respect I would urge you to research the file of no 35. Beachwood Avenue. Mr. Butcher has a record of constant development. When Mr. Butcher first applied for planing for 35, Beachwood Avenue he visited our home, he gave us his personal word, and assurances that the Veterenary Practice would be two Vets and one nurse. In Mr. Butchers own words "a family Practice". He assured us that the residents would be unaware of his Veterenary Practice existence. This however could not be further from the truth. In reality the Practice is manned seven days a week, often twenty four hours a day. Mr. Butcher assured us that animals would only occasionaly stay over night. However if Mr. Butcher is ever to be truthful, he will admit that we have had to telephone his practice on several occasions at three A.M. to ask that animals stop barking, in order that we may at least get two hours sleep befor work.

With regard to the rear car park. We along, with our neighbours, attended a meeting with our Parish Council and they Spoke the residents of Woodwaye and objected to this application. However Wokingham District Council granted Permission, with restrictions to protect the residents.

We can confirm that Mr. Butcher has, in his entrepreneur manner contravened these restrictions appertaining to the rear carb park, on nineteen occasions this year. They are as follows. Cars parked overnight, cars using the car Park on Sundays. Cars leaving the car park after Seven P.M.

on one occasion a car arriving with either a customer or a visitor to a resident nurse at nine fifteen Pm. with radio at full Volume. On at least two occasions our driveway has been blocked for a period of twenty minutes by an U.G.V. Boc. horry making illegal deliveries of gas through the rear car park. The length of the horry forces the driver to park across our entrance, so that the rear of the horry clears the oak tree to the left of the vets car park entrance. The highways department have already laid down single yellow lines in Woodwaye due to the narrow road, to avoid conjestion.

Mr. Butcher is not a resident of Woodley, his only intrest is commercial, he has no sympathy for residents, in our case of long standing, fifty five years. Therefor we appeal to you yet again to protect the residents of Woodwaye, and uphold these restrictions.

Yours Sincerly.

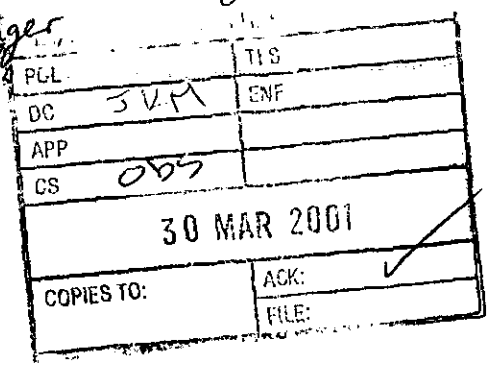
J.B. Hawes

Mr. J.B. Hawes.

C. Hawes.

Mrs. C. Hawes.

Mr John Mitchell,
Development Control Manager,
PO Box 157,
Shute End,
Wokingham.



Oak Tree Cottage,
Woodwaye,
Woodley.
Reading.
RG5 3HB

29 March 2001

Dear Mr Mitchell,

Your reference: Joss Miller VAR/2001/3547

In reply to your letter of 21 March, I have several comments to make.

The wording of the Proposal is insufficiently precise. What is meant by "---- during the day"? Please bear in mind that during the summer, daylight hours extend from 5 a.m. to 10 p.m more or less. If you should think that activities such as collection and deliveries at 35 Beechwood Avenue are confined to the civilised hours of 8.30 a.m. to 5.30 p.m., I can assure you that this is not so; not even with present restrictions.

We had misgivings seven or eight years ago about a commercial operation in the middle of what is a residential area. From the initial application in 1993 there has been a succession of planning applications seeking to legitimize the defaults we witness on a regular basis. I have to say that the present circumstances, after several changes, bear little similarity to the assurances we were given in 1993. If you will bear with me, I would like to quote from the letter dated 16 August 1993 sent to neighbouring householders by N.N.L. Butcher and T.D. Davies:-

"---- we have located a site that we feel will provide veterinary facilities for the local community and have minimal disturbance on the community." DISTURBANCE HAS BEEN CONSIDERABLE.

"Surgery times will be from 9-11 a.m. and 4-6 p.m., Monday to Friday and 9-11 a.m. Saturday." YOU MIGHT THINK THIS MEANT A WEEKLY TOTAL OF 22 HOURS. AT PRESENT THE ADVERTISED OPENING HOURS ARE 8.30 a.m. TO 6.30 p.m. MONDAY TO FRIDAY AND 8.30 a.m. to 1.30 p.m. SATURDAY

A WEEKLY TOTAL OF 55 HOURS !

" There will be one veterinary surgeon and 1 or 2 nurses."
THE STAFF NOW NUMBER AT LEAST SEVEN.

" The front garden will be altered slightly to provide parking for staff and clients. There are currently spaces for three cars; this will be increased to provide space for seven. --- The fences and walls will remain as existing."

THERE ARE NOW SPACES FOR 14 CARS; THERE IS A WIDE ENTRANCE IN WOODWAYE WITH A 5-BAR GATE, FOLLOWING THE LAST PLANNING CONSENT TWO YEAS AGO.

" Outside the opening hours but during the day there will be only minimal traffic." THERE HAS BEEN MUCH MORE THAN MINIMAL TRAFFIC, INCLUDING COLLECTIONS AND DELIVERIES, THROUGH THE DAY WHICH LASTS FROM EARLY MORNING TO WELL INTO THE EVENING.

I wonder what is the point of the whole planning process — from application, notification, public meetings, appeals, etc. if an applicant can seek to overturn a sensible condition made only two years earlier.

If the present application is approved I fear we will have to suffer, on a regular basis, the noise of gas-bottle deliveries and of frozen corpses being thrown into the back of a collecting vehicle.

The applicant has not, in the past, seemed able to comply with conditions imposed by previous planning consents, so why should he be trusted to comply in the future?

Yours sincerely,

P.J. O'Rourke

active vetcare

Prospect House • 498a Reading Road • Winnersh • Berkshire • RG41 5EX
Telephone: 0118 989 1199 • Facsimile: 0118 989 1166

10th April 2001

Ms J Miller
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES	HPT 42273
POL	TLS
DC KM	ENF
APP	
CS	
17 APR 2001	
COPIES TO:	ACK:
	FILE:

Dear Ms J Miller

Re: Beechwood Veterinary Centre, 35 Beechwood Avenue, Woodley, Berkshire. Ref: VAR/2001/3547

Following our telephone conversation yesterday I enclose a copy of our letter in support of the above application. This was originally sent to Mr M Evans as he was helping us in resolving the situation.

In addition, in answer to your question as to the reason why we are seeking permission to have deliveries to the rear:

a) Despite having a notice at the rear entrance, having written to our suppliers not to use the rear entrance and running a visitors book we cannot guarantee that somebody might enter the building using the rear access. We have been issued with a breach of condition notice for the one and only breach by BOC. Despite my Practice Manager and the BOC driver apologising immediately and a follow up letter from BOC this was not sufficient for Mr Haws or the council to take a view that this was a one off event.

b) Similarly we had arranged for the bodies to be collected between 7.00 and 8.00am. However the practice is closed between those hours and therefore we cannot guarantee that the collection is only made then. We have therefore arranged for the collection to be made during working hours. This has offended several clients and we have had complaints made to us because the bodies are carried out in front of clients.

Our request is to allow the bodies to be collected from the rear car park where the collection will not be seen by clients or members of the public.

Active Vetcare Limited • Registered Number: 3498427 Registered office: 102-108 Above Bar, Southampton, Hampshire SO14 7NH
VAT Registered No. 733 3098 41

We do not feel that by removing conditions applied to the rear car park and allowing collection to the front or the rear of the property will be any more detrimental than restricting it to the front only.

If I can be of any further help please do not hesitate to contact me.

I hope that you will be able to support us in this application.

Yours sincerely

N N L Butcher BVM&S MRCVS

Encs

12 March 2001

M Evans
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Evans

Re: APPLICATION FOR LIFTING OF CONDITIONS ON REAR CAR PARK AT BEECHWOOD VETERINARY CENTRE.

I am writing in support of the above application.

Beechwood Veterinary Centre has been a site for a Veterinary Surgery since April 1994. The practice has grown since 1994 but the client base has decreased from a peak in 1998 in line with veterinary practices generally. We had enjoyed unchallenged use of the site until complaints from our near neighbour started eighteen months ago.

The restrictive conditions to the use of the rear access have caused us many problems. As a direct result of the complaints from the near neighbour we are now experiencing:

* Complaints from clients seeing bodies being collected. The bodies used to be collected between 7.00-8.00 am from the front of the surgery but since we are closed at that time we have no "proof" of collection time. We have been forced therefore to arrange collections during working hours which causes distress to clients and members of the public.
* Fear from our staff that if they fail to remove their car precisely by the times permitted from the rear car park they will be blocked in. This has caused great distress because on several occasions the staff have been dealing with emergencies which clearly took priority over moving their cars. We have not only received threats to block the entrance but on many occasions the blocking in has actually been carried out despite the fact that at present we have permission to use the rear entrance on Saturdays.
* Fear from our staff that they will be challenged if a delivery occurs at the rear. We have several signs requesting no deliveries at the rear but obviously they cannot police the rear entrance at all times.

* Breach of condition notices:

We have been served two breach of condition notices.

1. For a single delivery at the rear from BOC. Both the driver and the practice manager apologised immediately but this was not accepted by the neighbour.
2. For collection out of hours. However we have never been given details of when this occurred so we cannot investigate what happened.

In the last two years we have taken a number of measures to minimise the effect on our neighbour including:

* Soundproofing the kennels.
* Installing air-conditioning to avoid opening windows.
* Installing a gate at the entrance to the rear car park.
* Relocating the freezer to where the bodies are stored to behind the shed towards the front of the property.
* Liasing closely with Wokingham District Council to address any concerns.

It is our understanding that if this was a residential property the rear car park could be used completely unrestricted. Children could play football there, dogs could roam free, cars/motorcycles could be repaired there. Our wish is to have unrestricted use of the rear car park to enable us to operate without fear of challenge to our staff and our deliveries. The very nature of our work means that we have to deal with emergencies of an unpredictable nature and we are currently being given no leeway, however small, on the planning conditions in place. Our only option therefore is to seek to have these conditions removed.

I enclose photographs of our neighbours car completely blocking the entrance to the rear car park. These photographs were taken at 11.30 am on Saturday 10th March, however the blocking in of the entrance is now a common occurrence. I enclose a copy of a letter sent to Mr Haws of Cherry Lodge, Woodwaye, Woodley, asking him not to block us in again.

If there is anything further you need from me please do not hesitate to contact me.

Yours sincerely

N N L Butcher BVM&S MRCVS

Encs.

active vetcare

Prospect House • 498a Reading Road • Winnersh • Berkshire • RG41 5EX
Telephone: 0118 989 1199 • Facsimile: 0118 989 1166

CC: Wokingham District Council

12 March 2001

Mr Haws
Cherry Lodge
Woodwaye
Woodley
Berkshire

Dear Mr Haws

You have been using your car to block the entrance to the car park at the rear of our surgery. Clearly this is an unacceptable situation whatever the circumstances of the planning permission.

As a result of the difficulties we have experienced we have felt it necessary to submit an application to have the restrictions to the use of this car park lifted. We hope this will enable us to provide a full service to our clients without hindrance.

You will receive formal notification of the application in the near future but regardless of the outcome I must ask you not to block our entrance ever again.

Yours sincerely

N N L Butcher BVM&S MRCVS

CAR BLOCKING ACCESS TO REAR CAR PARK AT BEECHWOOD VETERINARY CENTRE.
DATE: SATURDAY 10TH MARCH 2001.
TIME: 11.30 A.M.
CAR ORIGINALLY POSITIONED THERE AT 8.00 A.M.





WE HAVE PLANNING PERMISSION TO USE ACCESS TO CAR PARK 7.30 A.M. TO 7.00 P.M. MONDAY TO SATURDAY.

FROM: Joss Miller

DATE: 21 March 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: VAR/2001/3547

Proposal: Proposed variation to conditions 4 & 5 of consent 99/70286/F to allow use of rear access for deliveries and collections during the day..

Site Address: 35, Beechwood Avenue, Woodley, Reading.

Applicant: Active Vetcare C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 14/04/2001** .

COMMENTS:

A letter had been received and another resident was present. The Chairman adjourned the meeting to enable him to put forward his comments and objections.

The resident was very concerned that over the period of the ownership of the property by the veterinary practice, conditions imposed on the business had been gradually whittled away as the owner of the business continually breaks conditions of consent and then applies for planning permission to legitimise these actions. In relation to this particular application, there was concern that there would be traffic throughout the day, which would be disruptive to the residents and would result in access problems.

Members fully supported the views of the residents and agreed that there is no reason to vary the conditions, which had been imposed for a reason. Members agreed that the incremental way in which small developments were gradually built up by the subsequent lifting of planning conditions was regrettable.

	TLS
	ENF
APP	
CS	
11 APR 2001	
COPIES TO:	ACK:
	FILE

SIGNED: Dawn Gale DATE: 9 April 2001

pp Clerk To Woodley Parish/Town Council.

Joss Miller

From: Suzanne McLaughlin
Sent: 28 March 2001 13:53
To: Joss Miller
Subject: VAR/2001/3547 35 Beechwood Ave Woodley

Joss
Please can you copy and send to me the memo sent to DC dated 30/09/99 re the original application for this one. I can't find ours.
Also, in the information sent to you by the applicant did it state its reasons for wanting to use the rear access?
Thanks
Suzanne

Joss Miller

From: Joss Miller
Sent: 18 April 2001 08:24
To: 'viv@infinityio.co.uk'
Subject: Beechwood vets, Woodley

Dear Cllr. Samuel

The application you refer to is still within the consultation period. however, I have recently spoken to the applicant and asked for an explanation as to why the variation of condition is needed. Are you aware there are two applications for this address? One is to allow the rear access for deliveries and the other is to increase the parking from 4 cars to 6. The consultation period will end around the end of this month for both applications. If you have any further questions please don't hesitate to contact me either by e-mail or telephone (0118) 9746463.

Yours sincerely

Joss Miller

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 21 March 2001

Application Number: VAR/2001/3547

Proposal: Proposed variation to conditions 4 & 5 of consent 99/70286/F to allow use of rear access for deliveries and collections during the day.

Parish: WOODLEY TOWN

Site Address:
35, Beechwood Avenue, Woodley, Reading.

Applicant:
Active Vetcare C/O Day Tanner Partnership.

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).

Signed: _____ **Print name:** Adam Coggins 26/03/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 MAR 2001

Officer: JM | Application No. VAR/2001/3547

Map No. 41 Site 007

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(VAR) PROPOSED VARIATION TO CONDITIONS 4 & 5 OF CONSENT 94/70286/F TO ALLOW USE OF ~~FOOT~~ REAR ACCESS FOR DELIVERIES & COLLECTIONS DURING THE DAY

Location: 35 BEECHWOOD AVE

Parish: WOODLEY Ward: Bulmarshe 21.3.01 B.

Applicant: ACTIVE VETCARE

Fee Received 95-00 (7) Required ..... Additional ..... Refund .....

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	wrong location plan	phoned 16/3	
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			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.3.01 B. 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	✓

EXTERNAL CONSULTATIONS

Adjacent D P A	.....
Adjacent Parish	.....
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:

2 x Site notice (Beechwood Ave & Woodwaye) + see map for neighbour notices.

Please ensure J O' Rourke, Oak Tree Cottage, Woodwaye + Mr & Mrs James, 18 Beechwood Avenue are notified

SECTION 66 CERTIFICATE

08.MAR2001

Application No.

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 not less unexpired term of which is than 7 years

OR

* See Note (a) to Certificate A

OR

* See Note (a) to Certificate A

(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 not be 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) 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.

Owners (a) name	*Address at which notice was served*	*Date on which notice was served*

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (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)

OR

CERTIFICATE D

I certify that:

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

- I have/The applicant has/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 the 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)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

(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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

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 a 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 **ACTIVE NETCARE**

Date **2 MARCH 2001**

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

08 MAR 2001 * 3547

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

NNL Butcher Esq
C/o Day Tanner Partnership
55 Church Street
Caversham
Reading
Berkshire
RG4 8JA

Application No : 99/70286/F

Parish : WOODLEY

Proposal : PROPOSED FORMATION OF NEW ACCESS AND STAFF PARKING AREA

Location : 35 BEECHWOOD AVENUE, WOODLEY

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

03
The hereby approved parking spaces shall only have a maximum of four cars parking within its area at any one time and shall only ever be used by members of staff of the veterinary surgery and not by visiting members of the public.

04
No vehicles shall use the hereby approved access to enter or leave the site, other than between the hours of 7.30 am and 7.00 pm Mondays to Saturdays and not at all on Sundays and bank holidays. Emergency vehicles outside these hours will still be able to use the existing vehicles access and parking to the front of the property.

05
No deliveries shall be made to the property using the hereby approved rear access, at any time.

06
No construction work of any sort shall take place other than between the hours of 8.00 am and 6.00 pm Mondays and Fridays and 8.00 am to 1.30 pm Saturdays and no works shall take place on Sundays or Bank Holidays.

07
The access shall be surfaced with hard bound material for a distance of not less than 5 m from the carriageway edge.

08
Full details of signs clearly stating the staff only status of the hereby approved access and rear parking area shall be submitted to and approved in writing by the Local Planning Authority, prior to any works on site being carried out. The approved signs shall be erected prior to the use of the approved access and parking spaces and shall thereafter be maintained.

REASON(S):

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02
For the avoidance of doubt.

03
In the interests of highway safety and to safeguard the amenities of neighbouring residents and the locality.

04
To safeguard the amenities of neighbouring residents and the locality.

05
To safeguard the amenities of neighbouring residents and the locality, especially the existing Oak tree which is located adjacent to the new access.

06
To safeguard the amenities of neighbouring residents and the locality.

07
To avoid the spillage of loose material onto the Highway, in the interests of highway safety.

08
To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation

Date: 25 January 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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

08 MAR 2001

AID/LC/1364

2 March 2001

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

For the attention of Mr N Evans

Dear Mr Evans

35 BEECHWOOD AVENUE, WOODLEY

I refer to our meeting at your office on 8 February together with my client Mr Butcher, the vet who owns and runs this practice. At that meeting Mr Butcher explained to you the very real and serious problems which he is experiencing due to the imposition of the conditions on the original approval Ref. 99/70286/F. The conditions were deemed to be reasonable at the time of the planning permission but now that the business has settled down to a regular pattern (and some 18 months later) some of them have become obviously unworkable and restrictive to the business which has been there for a total of 7 years.

Accordingly, I have been instructed to submit formal planning applications for the removal of condition 04 and 05 which have proven to be the most contentious from a day to day working point of view and which have caused the above mentioned problems. With regard to condition 04 Mr Butcher has requested that the use of the access at the rear of the property is unrestricted as at the front, as his staff have been blocked in by the neighbour several times if they are later leaving than the allotted time. This is a dangerous situation especially in emergencies and is a curtailment of the business as the staff are continually clock watching instead of doing their work.

With regard to condition 05 it is also requested to remove condition 05 to allow deliveries to the rear as well as the front to concur with the application as varied in application Ref. VAR/2000/1804 approved in September 2000. This is necessary as the collection of bodies from the front during working hours is distressing to clients.

Continued/...

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

I hope that you are able to look at this application sympathetically in view of the problems which have arisen due to the imposition of the conditions and please find enclosed the following documents in order to submit a planning application:

Six copies of drawing number 1364/02*
Six copies of the application form.
Certificate A
Deposit cheque in the sum of £95.00

Mr Butcher will forward a full statement to accompany this application in due course.

Yours sincerely

A I Day

Enc

cc Client

(1)

ADDRESS 35 BEECHWOOD AVENUE PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7573 (41

BUILDER Reading & District Self-Build Housing Association

Plan No.	Applicant	Description of Development	Date of Decision	Decision
569/53	Read'g. Dist. S. Build Hsg Assocn	Det. House	8.9.53	App. App
O/34/61	Mr. L. Grabonski	Rear garden of No 35	31.1.61	N/A Refus
O/237/61	"	"	7.9.61	N/A Refus
O/135/62	"	"	12.7.62	N/A Refus
O/83/63	"	"	18.4.63	N/A C/A
R/226/65	Mr. R. Atkings	Garage & Loggia	25.11.65	App. C/A
R/148/70	Mr. C. Frith	Double Garage, study, Utility Room covered Way & 6' high brick wall	16.4.70	App. C/A
41557	9 MILE RIDE VET. HOSPITAL	C/o/use & ALTS. TO CONVERT DWELLING INTO VET. SURGERY GR. FLOOR/ S/C. FLAT ABOVE/PARKING & TURNING AREA	27.9.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

~~FP 94/2275~~	"	"	14.3.94	App
42307	"	PITCHED ROOF TO EX. EXT.	8.3.94	C

1933

(2)

ADDRESS 35 BEECHWOOD AVENUE PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7573 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
43022	N.M.R. VET. HOSPITAL	(PART RETRO) 2 ILL. SIGNS	8.8.94	Re
95/63060/VAR.	BUTCHER/DAVIES	VAR. COND. 6 ON 41557 (EXT. OF CONSULTING HOURS)	17.1.96	C/
96/64336/F	BEECHWOOD VET. CLINIC	S/ST. EXT. TO VET. SURGERY	30.10.96	C/
FP96/6010	"	"	23-01-97	C/App
99/70286/F	Mr. N. Butcher	New access & staff parking	25.1.00	C
C/2000/0764	N Butcher	D. TO C-08 of 99/70286/F for Appl. of Size & Wording on Sign	30.03.00	A
F/2000/1803	Active Veterans Ltd	Erect gates & S/St S ext	15.08.00	C
VAR/2000/1804	"	Var to Con (01) of 63060 to allow deliv/collection between 7.00am-6.30pm Mon-Fri using Front access only	19.09.00	C/

MINISTRY DECISION

SPECIAL ORDERS

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

GC.MAR... 3547

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

1.	**APPLICANT'S NAME**	**ACTIVE VETCARE**
	ADDRESS	**35 BEECHWOOD AVENUE** **WOODLEY**
	POSTCODE	**PHONE:**
2. **If the applicant has an agent, all correspondence will be sent to the agent**	**AGENT'S NAME**	**DAY TANNER PARTNERSHIP**
	ADDRESS	**11-13 DUKES RIDE** **CROWTHORNE, BERKSHIRE**
	POSTCODE	**RG45 6LZ** **PHONE:** **01344 777143**
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:***	***35 BEECHWOOD AVENUE*** ***WOODLEY***
4. **WHAT IS THE APPLICATION FOR ?** **Give brief details and state for what purpose this *site and any buildings will be used***		**REMOVAL OF CONDITIONS 04 AND 05 OF APPROVAL REF. 99/70286/F.**
5. **Give the area in hectares or part of a hectare**	**AREA OF SITE**	**0.07 HECTARES**
6. **State the applicant's interest in the land e.g. owner, prospective purchaser, lessee**	**OWNERSHIP**	**OWNER**
7. **List all the plans and drawings submitted with the application**	**PLANS/DRAWINGS**	**1364/02***

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?** **Tick the boxes**

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.**	
TEMPORARY PERMISSION		**State period required.**	
RELAXATION OF CONDITIONS	X	**State relevant application no.**	**99/70286/F**

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**	

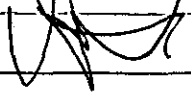
11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	VETERINARY SURGERY	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	NO	If yes, show existing route(s) and any proposed alternatives on the plans
13.	ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	NO	If so, 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 etc. If the site is divided into plots, say how each is to be enclosed	N/A	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	N/A	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: N/A If no, please give details:	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	SEE SITE PLAN.	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	N/A	

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, PLEASE COMPLETE THE FOLLOWING TABLE:

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	YES	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	NO	If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£95.00	

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

SIGNED:  ON BEHALF OF: ACTIVE VETCARE DATE: 2 MARCH 2001

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".

PLANNING APPLICATION

08 MAR 2001 * PART 2 3547

This part of the form need only to 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 AND DISTRIBUTION					
C1	HOTELS AND HOSTELS					
C2	RESIDENTIAL INSTITUTIONS					
D1	NON-RESIDENTIAL INSTITUTIONS					
D2	ASSEMBLY AND LEISURE					
Other	Please specify	VET SURGERY	171	NIL	NIL	NIL
Other	Please specify					
	Total		171	NIL	NIL	NIL

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	12	
Proposed	12	

27. DESCRIBE THE ACTIVITIES 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

VETERINARY SURGERY

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

ACTIVE VETCARE

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER THE *COMPLETION OF THE DEVELOPMENT*

Existing staff	Transferred staff	New staff	Total
7			7

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
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".

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **VAR/2001/3547**
CASE OFFICER: **Joss Miller**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.

12 March 2001

Scale: 1 : 1250

N
W E
S

JM

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number VAR/2001/3507 relates.

Address of site 35 BEECHWOOD AVENUE

WOODLEY.

Signed [signature]

Date 28/3/01

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

[redacted]

Business reply service
License no. RG147

1

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR