APPLICATION NO:
F/2002/6032

LOCATION:
45 Marefield, Lower Earley Reading.

APPLICANT:
Mr/Mrs A Owen C/O Andesign

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **31/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
26/04/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

D1 1148

RAILEX
Marbleboard

EASIFILE FD7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Owen
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/6032

Parish: **EARLEY**

Location: **45, Marefield, Lower Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation of the extension facing 58 Loxwood hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 17/05/2002

Notice checked by: _____

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	6032 Heather Taylor
BUILDING CONTROL NUMBER	FP 2002/2801 Central
~~APPLICANT~~/AGENT	Andeagn
ADDRESS OF SITE	45 Morefield Lower EARLEY
DESCRIPTION OF PROPOSED WORK	2 storey side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	A-H/E/3321	A-H/E/3321
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	23/5/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6032

Applicant : Mr/Mrs A Owen C/O Andesign.

Location : 45, Marefield, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		16/04/02

Date of Neighbour Notifications : .....

Date of Site Visit : 16/04/02

Date Registered : 01/03/2002

Earliest Date for Decision : 31/03/2002

Latest Consultation Date/Site Notice Expiry Date : 31/03/2002

This application will have expired on: 26/04/2002. 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 :

Highways - No objection. Conditional approval C049, C122
Earley Town Council - No objection
Andy Glencross - No objection

Planning Issues :

Impact on Neighbouring Properties, Character of the Area, Highways

Policy Used : LBE1, LBE2
WOS3, WBE1
ED3

Application Number: F/2002/6032

Appraisal :

The application property is a small detached houses located on the west side of Marefield on a paved access to the three houses. The dwelling already has a rear conservatory but is otherwise unchanged from original. There is an integral single garage. The proposal is to build above the garage and to the front and rear to provide a rearward study and ensuite masterbedroom. The roof would be at ridge height with a gable end. No side windows are proposed

- The neighbouring properties are the adjacent No. 43 Marefield and the adjacent No. 58 Loxwood. It is considered No 43 would be unaffected by the development. No 58 is located away from the boundary fence (1.7m) and set further forward. They have a large garden plot. Windows at No 58 do face their garden and would overlook the proposed ~~[illegible]~~ side extension. The proposal would project ~~[illegible]~~ 7.0m past the rear of No 58 albeit 6.5m away from the side wall. This gap between the properties mitigates the mass of the proposal. Thus it is not considered to overbear on the residents of No 58.

- The dwelling is located at the end of the driveway leading off Marefield. The extension works would not be visible from Marefield. The streetscen is unlikely to be harmed.

- Highways recommend conditional approval.

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

Application Number F/2002/6032
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
~~4~~			
4	C122	R122	
5	C044	R044	INSERT 'side elevation facing 58 Loxwood'

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS3

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: LD3

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 17.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 45 Marefield Lower Earley Reading. APPLICATION NUMBER: F/2002/6032	OFFICER: Phillip Taylor DATE OF SITE VISIT: 16/04

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS small drive off marefield terrace of 3 detached houses

3. DESCRIPTION OF SITE/BUILDING detached.
rear conservatory prop 3m.

4. RELATIONSHIP TO ADJOINING PROPERTIES 58 Loxwood adjacent no windows in flank wall
only on rear elevation. separated by 7-8m set back from
no 45 by 5m - large garden at 58. 1.6/7m lane.
prove between lane + boundary + garage.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m lane.

OTHERS

Application Number : F/2002/6032	Map No : 58
Case Officer : PT	Site Area : 0.04
Valid Date : 1/03/02	Received Date: 01/03/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 45, Marefield, Lower Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr/Mrs A Owen C/O Andesign.

Fee Required: £95 Fee Received: £95 (3)

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	NORTH EAST TO SHOW ROOF LINE TO REAR PROTRUDING.	✓ 8/03	
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 ✓

DINTON PASTURES ✓ – WILDLIFE HERITAGE SITE ✓.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

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

NEIGHBOURS

S/N + see map

OTHERS

No pre-app

Phillip Taylor

From: Andy Glencross
Sent: 20 March 2002 11:26
To: Phillip Taylor
Subject: Planning Application F/2002/6032 45 Marefield Lower Earley

Hi Phillip

There appear to be no ecological grounds on which to object to this planning application.

However we should attach the following informative to any consent given.

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

FROM: Phillip Taylor

DATE: 08 March 2002

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6032

Proposal: Proposed two storey side extension to dwelling..

Site Address: 45, Marefield, Lower Earley, Reading.

Applicant: Mr/Mrs A Owen C/O Andesign.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
18 MAR 2002	
COPIES TO	ACK
	FP

Your observations are required in respect of this application **by 31/03/2002**.

No Objection

SIGNED: _____ DATE: 14 MAR 2002

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 08 March 2002

Application Number: F/2002/6032

Proposal: Proposed two storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
45, Marefield, Lower Earley, Reading.

Applicant:
Mr/Mrs A Owen C/O Andesign.

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).

C049, R049
C122, R122..

Signed: _____ **Print name:** Adam 08/03/02.

**********FILE COPY**********

Tel: (0118) 974 6442

Date: 08 March 2002

My ref: F/2002/6032

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/6032
45, Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/6032**
45, Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Hare

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6442

Date: 08 March 2002

My ref: F/2002/6032

WOKINGHAM UNITARY
Aiming for Excellence

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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

Dear Councillor

Application Number: F/2002/6032
45, Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

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45, Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor F Rolls

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6442

Date: 08 March 2002

My ref: F/2002/6032

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/6032
45, Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6032**
45, Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Spratling

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6032

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
45, Marefield, Lower Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6032 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/03/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager
08 March 2002

Organisation_Name	Building_Name	address1	Postcode
		19MAREFIELDREADING	RG6 3DZ
		21MAREFIELDREADING	RG6 3DZ
		31MAREFIELDREADING	RG6 3DZ
		33MAREFIELDREADING	RG6 3DZ
		35MAREFIELDREADING	RG6 3DZ
		37MAREFIELDREADING	RG6 3DZ
		41MAREFIELDREADING	RG6 3DZ
		43MAREFIELDREADING	RG6 3DZ
		~~45MAREFIELDREADING~~	~~RG6 3DZ~~
		47MAREFIELDREADING	RG6 3DZ
		5MAREFIELDREADING	RG6 3DZ
		6MAREFIELDREADING	RG6 3DZ
		7MAREFIELDREADING	RG6 3DZ
		8MAREFIELDREADING	RG6 3DZ
		55LOXWOODREADING	RG6 5QZ
		57LOXWOODREADING	RG6 5QZ

List of neighbour Consultees

F/2002/6032

Environmental Services

For office use only.
Application number: 01.MAR2002* 6032

Householder planning application form



Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS · A · OWEN
	Address and postcode	45 MAREFIELD
		LOWER EARLEY
		BERKS
		RG6 3DZ
	Phone number	9874296
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY
		WOKINGHAM
		BERKS
		RG41 2TN
	Phone number	9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of MR & MRS. A. OWEN

Date 27/2/2002

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

MASTER CARD FOR

ADDRESS MAREFIELD. PARISH EARLEY

PLOT No. AREA L- LOWER EARLEY. ORD. SHEET No SU75/0 5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1768/73	PYE	O/L. RES. DEV.	13.6.74	N/A R
01945 -	"	LOWER EARLEY PLAN	APP. ACC. TO	MINUTES
07235	BOWS	ROADS	24.11.77	N/A CL
04295	"	"	15.12.77	N/A CL
04546 -	PYE	O/L. RES. DEV	10.6.76	N/A R
19034	McLean Homes	Advert sign - 3 flags	31.3.83	N/A R
19035	"	Portakabin - Sales Off	31.3.83	N/A TP. 30.1

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 45 MAREFIELD PARISH EARLEY

PLOT No. 30 Area L- Lower Earley. ORD. SHEET No. SU75/0 5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1852	McLean Homes Ltd	Det. House & Garage	10.2.83	N/A C
OR 20089	"	"	17.3.83	App N
F/2002/6032	Mr. & Mrs. Owen			

DATE OF COMPLETION

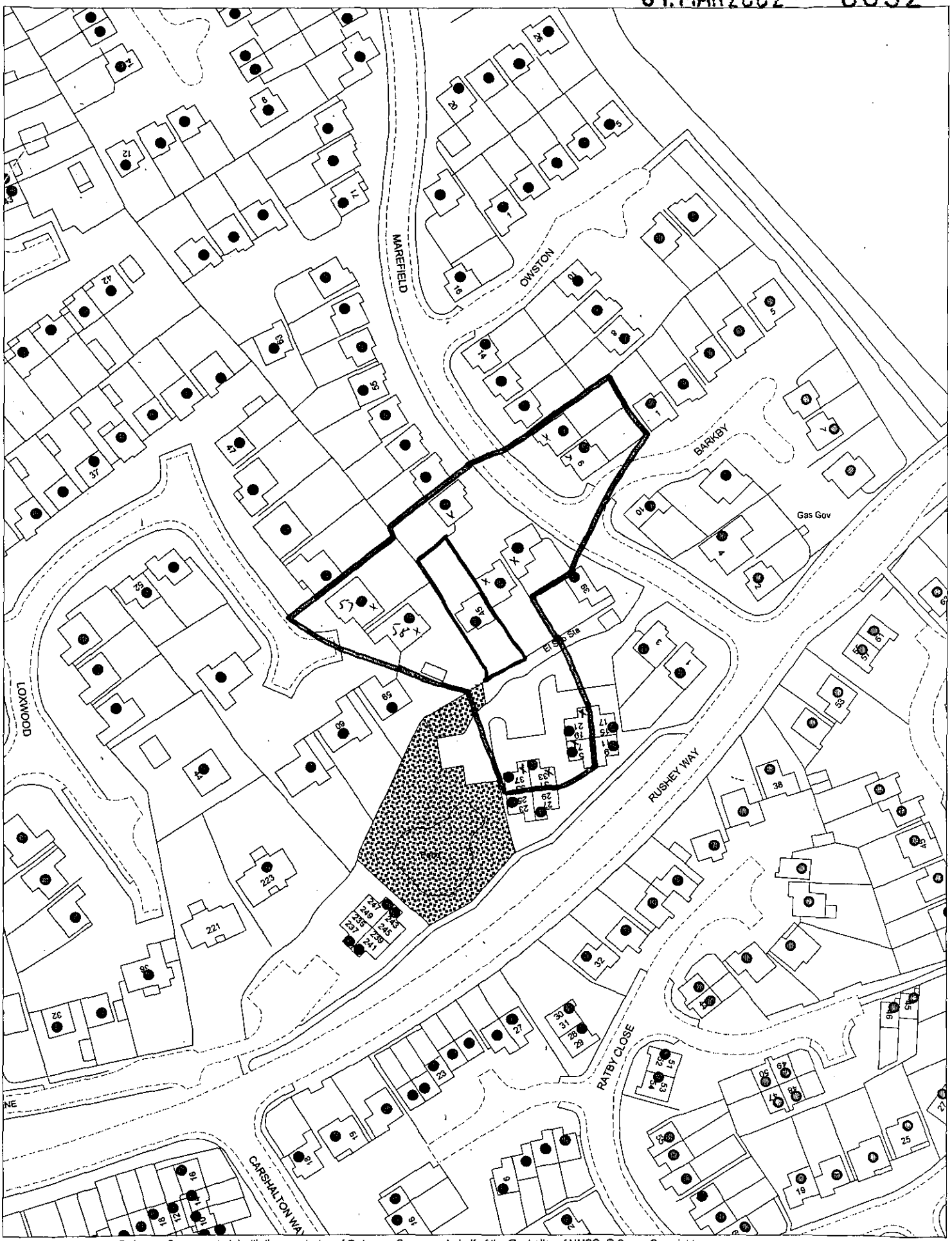
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

01.MAR2002* 6032



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Development Control Section, Environmental Services, Wokingham District Council.

6 March 2002

Scale: 1 : 1250

N W E S