

YSTEMS LTD

APPLICATION NO:
F/2000/3071

LOCATION:
Little Acres Milley Lane, Hare Hatch Reading.

APPLICANT:
S Bankes-Fay

PROPOSAL:
Proposed change of use of building to B2 use (Renewal of consent 99/70657/F).

EARLIEST DATE FOR DECISION: **28/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/02/2001

CASE OFFICER: **Joss Miller**

Tel. (0118) 974 6051

Date: 14 March 2001

Your Ref:

My Ref: **Joss Miller - F/2000/3071**

S Bankes-Fay

Little Acres, Milley Lane
Hare Hatch
Reading
RG109TH

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 Sir/Madam

Application Number: F/2000/3071

Site Address: Little Acres, Milley Lane, Hare Hatch, Reading.

Proposal: Proposed change of use of building to B2 use (Renewal of consent 99/70657/F)..

Your application is to be determined at the Development Control Sub-Committee meeting on the 21.03.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

WORK SHEET FOR : Joss Miller

Application Number : F/2000/3071

Applicant : S Bankes-Fay .

Location : Little Acres, Milley Lane, Hare Hatch, Reading.
Proposal : Proposed change of use of building to B2 use (Renewal of consent 99/70657/F).

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/1.

Date of Neighbour Notifications : 4/1.

Date of Site Visit : 15/1.

Date Registered : 19/12/2000

Earliest Date for Decision : 28/01/2001

Latest Consultation Date/Site Notice Expiry Date : 28/01/2001

This application will have expired on: 13/02/2001. 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 :

Wargrave PC - Concerned.
Env. Health - No objections.
2 neighbours object - noise
Highways - Conditions

Planning Issues :

Effect on street scene & neighbouring properties LP3E1.
Green belt.

Application Number: F/2000/3071

Appraisal :

This application is for the change of use of a building to B2 use from B1.

Neighbours.
The nearest neighbour is approx. 40m from the workshop. There is a hedging on the boundary. 2 neighbours have objected, however, taking these concerns into consideration the boundary treatment would obscure the cars from the surrounding area and Env. health have no objections to the development. Highways request that conditions be added.

Street scene / Green belt.
The existing operation appears to be operated in such a way that any impact on the street scene and the character of the area is minimised. However, this is not to say that the site would be suitable for all B2 uses. Therefore a restrictive condition will be added relating to this.
Although Env. health have no objections to the application, the conditions from 94/0657/F will be added to ensure the minimal nuisance to the neighbours and the surrounding area.

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

Application Number F/2000/3071
Conditions/Reasons for Refusal

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

2 The premises shall be used for auto repairs and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

03
The premises shall not be used except between 08:00 hours and 18:00 hours Mondays to Fridays, 08:00 to 13:30 hours on Saturdays and at no time on Sundays, bank or other public holidays without prior agreement in writing by the Local Planning Authority.

04
All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so endorsed and/or attenuated that noise therefrom does not, at any time, increase the ambient equivalent continuos noise level as measured according to British Standards BS4142:1990 at any adjoining or nearby residential properties.

05
At no time will any paint spraying machinery be used upon the site.

06
Suitable ventilation and filtration equipment shall be installed to control any fumes, dust and/or smell created from operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturers instructions for as long as the proposed operation continues. Details of the equipment shall be submitted to and approved by the Local Planning Authority in writing prior to commencement of the operation. Equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority.

07
No work shall be carried out on any vehicle, outside the enclosure of the existing structures on the site.

The area shown on the permitted drawings for vehicle parking, loading and off-loading s kept available for such uses and no development, whether permitted by the Town and C 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 reserved space.

09
Delivery vehicles to the site shall not exceed 4.5 tonnes in weight.

10
Transporter vehicles to the site shall not exceed a loading capacity of one vehicle.

REASON(S) :

01
In order to access the impact of the development on traffic generation and the surrounding area.

02
To safeguard the amenities of neighbouring residents and the locality.

03
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.

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

07
To safeguard the amenities of neighbouring residents and the locality.

08
Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

09
In the interests of highway safety.

10
In the interests of highway safety.

RECORD OF SITE VISIT

SITE ADDRESS: Little Acres Milley Lane Hare Hatch Reading.

APPLICATION NUMBER: F/2000/3071

OFFICER: Joss Miller

DATE OF SITE VISIT: 15/1/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS

Rural area. some residential

3. DESCRIPTION OF SITE/BUILDING

Industrial buildings.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Res. nearby.
3m hedging on boundary.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS same.

BOUNDARY TREATMENT see above.

OTHERS —

Tel: (0118) 974 6463

Date: 19/2/01

My ref: F/2000/3071

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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

Dear Councillor

Application Number: F/2000/3071
Little Acres, Milley Lane, Hare Hatch, Reading.
Proposed change of use of building to B2 use (Renewal of consent 99/70657/F)..

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 contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6463

Date: 19/2/01

My ref: F/2000/3071

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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This form must be received no later than 1/3/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/3071**
Little Acres, Milley Lane, Hare Hatch, Reading.
Proposed change of use of building to B2 use (Renewal of consent 99/70657/F).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

Joss Miller

Tel: (0118) 974 6463

Date: 19/2/01

My ref: F/2000/3071

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

02 MAR 2001
COPIES TO: ACK: FILE:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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This form must be received no later than 1/3/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/3071**
Little Acres, Milley Lane, Hare Hatch, Reading.
Proposed change of use of building to B2 use (Renewal of consent 99/70657/F).

Transfer: Yes ☑ No ☐
Reason for Transfer:
Inappropriate use within the Green Belt.

Signed: Frank Browne Date: 28-2-2001

Councillor F Browne

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

Application No.	Received	Wargrave	Listed by Cllr. Browne
F/2000/3071	19.12.00		

Applicant: Mr S Bankes - Fay
Location: Little Acres, Milley Lane, Wargrave
Proposal: Change of use of building from B1 (office) to B2 (general industrial)

1. **Planning History** – The site is located in Milley Lane, which is situated within the Green Belt in the Parish of Wargrave. The proposal would consist of a change of use from B1 (office) to B2 (general industrial). In the past, there have been a variety of applications which have resulted in the erection of a new dwelling, and a building for livestock. The most recent applications consisted of the change of use from ancillary residential to B1 office use, which was granted consent on 21 November 1996. On 9 March 2000, retrospective planning permission was granted for the change of use from B1 office use to B2 general industrial use on a temporary basis, which expired on 27 February 2001, to assess the effect of the use on the surroundings. It is currently in use as a car repair workshop.

   This application has been listed by Councillor Browne due to concerns regarding inappropriate use within the Green Belt.

2. **Proposal** – would consist of a permanent change of use from B1 (office) to B2 (general industrial). It follows a previous consent for a temporary change of use, which expired on 27 February 2001. Temporary consent was granted in order to assess the impact of the development on traffic generation and the surrounding area.

3. **Consultations** -
   - ***Wargrave Parish Council*** – Has concerns regarding repeated renewals of temporary consent.
   - ***Highways*** – Requested conditions be added relating to parking and loading of vehicles, and restricting the size of vehicles entering the site.
   - ***Environmental Health*** – No objections.
   - ***Neighbours (x2)*** – Objected on grounds of noise pollution and visual impact on the area and neighbouring properties.

4. **Appraisal** – The main issues are:

   A. Impact on neighbouring properties: LALP Policy LBE1 and WDLP Policy WBE1.
   B. Impact on the street scene and the character of the Green Belt: LALP Policy LBE1, WDLP Policies WBE1, WGB1 and WGB4 AND BSP Policy C4.
   C. Highways comments
   D. Concerns of the Parish Council.

A. **Impact upon neighbouring properties**

This proposal is for the permanent retention of the change of use from B1 (office) to B2 (general industrial) use. There would be no increase in the volume of the building to undergo the change of use. The nearest neighbour is approximately 40 metres from the workshop, and 15 metres from the boundary of the site at the closest point. A hedge approximately 2.5 metres high runs along the north-west boundary of the site. Two neighbours have objected to the application, one of the reasons being visual impact on the neighbouring properties. The hedge would help to provide a certain amount of screening from the surrounding properties. Noise pollution was another issue raised, however, Environmental Health staff recommended several conditions on the previous application, and these, in conjunction with the conditions relating to highways, would be attached to the current application, thereby reducing any concerns regarding noise. As a result of these restrictive conditions, it is considered that any adverse impact on the neighbouring properties would be minimised.

B. Impact upon the street scene

A hedge of approximately 2.5 metres in height runs along the boundary of the site, thereby partially obscuring the cars from view along Milley Lane. The site is situated within the Green Belt, however, the general industrial use has operated for almost one year, therefore, a certain degree of impact has already been established. For this reason it is considered that any adverse impact on the street scene or the character of the Green Belt has been assessed and is considered acceptable.

C. **Highways concerns**

The Highways Section would have no objections to the application, however, certain conditions were recommended restricting vehicles above a certain weight class from entering the site. These conditions would serve to reduce any adverse impact on the neighbours as well as the character of the surrounding area.

D. **Concerns of the Parish Council**

The concerns of the Parish Council and local residents are noted. These have been addressed in the previous paragraphs.

5. **Conclusion** – The proposed change to B2 general industrial use is not considered to have sufficient adverse effect on the street scene or the neighbouring properties to warrant a refusal. It has been assessed over the past year and has given rise to no adverse consequences. Sufficient conditions have been added to the application in order to alleviate any adverse effects and, therefore, this application is satisfactory with regard to the Council's current planning polices.

6. **Recommendation** – GRANT planning permission subject to the following conditions.

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

2. The premises shall be used for auto repairs and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

3. The premises shall not be used except between 08:00 hours and 18:00 hours Mondays to Fridays, 08:00 hours to 13:30 hours on Saturdays and at no time on Sundays, bank or other public holidays without prior agreement in writing by the Local Planning Authority.

4. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so endorsed and/or attenuated that noise therefrom does not, at any time, increase the ambient equivalent continuous noise level as measured according to BS4142:1990 at any adjoining or nearby residential properties.

5. At no time will any paint spraying machinery be used on the site.

6. Suitable ventilation and filtration equipment shall be installed to control any fumes, dust and/or smell created from operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturers instructions for as long as the proposed operation continues. Details of the equipment shall be submitted to and approved by the Local Planning Authority in writing prior to commencement of the operation. Equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority.

7. No work shall be carried out on any vehicle, outside the enclosure of the existing structures on the site.

8. The area shown on the permitted drawings for vehicle parking, loading and off-loading shall be kept available for such uses 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 in this reserved space.

9. Vehicles entering and leaving this site shall not exceed 7.5 tonnes in weight nor exceed a loading capacity of one vehicle.

Reasons:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2 - 7. To safeguard the amenities of neighbouring properties and the locality.
8. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
9. In the interests of highway safety.

Joss Miller

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

S Bankes-Fay
Little Acres
Milley Lane
Hare Hatch
Reading
RG109TH

Application Number: F/2000/3071

Parish: **WARGRAVE**

Location: **Little Acres, Milley Lane, Hare Hatch, Reading.**

Proposal: **Proposed change of use of building to B2 use (Renewal of consent 99/70657/F).**

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. The premises shall be used for auto repairs and for no other purpose (including any other purpose in class B2 of the Schedule to the Town and Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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3. The premises shall not be used except between 08:00 hours and 18:00 hours Mondays to Fridays, 08:00 hours to 13:30 hours on Saturdays and at no time on Sundays, Bank or other Public Holidays without prior agreement in writing by the Local Planning Authority.

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9. Vehicles entering and leaving this site shall not exceed 7.5 tonnes in weight nor exceed a loading capacity of one vehicle.

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

Reason
2. To safeguard the amenities of neighbouring properties and the locality.

Reason
3. To safeguard the amenities of neighbouring properties and the locality.

Reason
4. To safeguard the amenities of neighbouring properties and the locality.

Reason
5. To safeguard the amenities of neighbouring properties and the locality.

Reason
6. To safeguard the amenities of neighbouring properties and the locality.

Reason
7. To safeguard the amenities of neighbouring properties and the locality.

Reason
8. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
9. In the interests of highway safety.

John Mitchell
Development Control Manager
Date: 21/03/2001

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.

Application No.	Received	Wargrave	Listed by Cllr. Browne
F/2000/3071	19.12.00		

Applicant: Mr S Bankes - Fay
Location: Little Acres, Milley Lane, Wargrave
Proposal: *Change of use of building from* B1 (office) to B2 (general industrial)

1. **Planning History** – The site is located in Milley Lane, which is situated within the Green Belt in the Parish of Wargrave. The proposal would consist of a change of use from B1 (office) to B2 (general industrial). In the past, there have been a variety of applications which have resulted in the erection of a new dwelling, and a building for livestock. The most recent applications consisted of the change of use from ancillary residential to B1 office use, which was granted consent on 21 November 1996. On 9 March 2000, retrospective planning permission was granted for the change of use from B1 office use to B2 general industrial use on a temporary basis, which expired on 27 February 2001, to assess the effect of the use on the surroundings. It is currently in use as a car repair workshop.

   This application has been listed by Councillor Browne due to concerns regarding inappropriate use within the Green Belt.

2. **Proposal** – would consist of a permanent change of use from B1 (office) to B2 (general industrial). It follows a previous consent for a temporary change of use, which expired on 27 February 2001. Temporary consent was granted in order to assess the impact of the development on traffic generation and the surrounding area.

3. **Consultations** -
   - ***Wargrave Parish Council*** – Has concerns regarding repeated renewals of temporary consent.
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4. **Appraisal** – The main issues are:

   A. Impact on neighbouring properties: LALP Policy LBE1 and WDLP Policy WBE1.
   B. Impact on the street scene and the character of the Green Belt: LALP Policy LBE1, WDLP Policies WBE1, WGB1 and WGB4 AND BSP Policy C4.
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C. **Highways concerns**
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D. **Concerns of the Parish Council**
The concerns of the Parish Council and local residents are noted. These have been addressed in the previous paragraphs.

5. **Conclusion** – The proposed change to B2 general industrial use is not considered to have sufficient adverse effect on the street scene or the neighbouring properties to warrant a refusal. It has been assessed over the past year and has given rise to no adverse consequences. Sufficient conditions have been added to the application in order to alleviate any adverse effects and, therefore, this application is satisfactory with regard to the Council's current planning polices.

6. **Recommendation** – GRANT planning permission subject to the following conditions.

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Reasons:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2 - 7. To safeguard the amenities of neighbouring properties and the locality.
8. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
9. In the interests of highway safety.

Joss Miller

JOSS MILLAR

Applicationo	Name & Address
F/2000/3071	Mrs R Parsons Park Gate Blakes Lane Hare hatch Reading RG10 9TA
F/2000/3071	G Dimond Caserta Milley Lane Hare Hatch RG10 9TH

Commutee letters sent 14-03-01

FROM: Joss Miller

DATE: 04 January 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/3071

Proposal: Proposed change of use of building to B2 use (Renewal of consent 99/70657/F)..

Site Address: Little Acres, Milley Lane, Hare Hatch, Reading.

Applicant: S Bankes-Fay .

Your observations are required in respect of this application **by 28/01/2001** .

28 JAN 2001

ACK:

FILE:

Repeated renewals of a temporary consent gives cause for concern. A permanent application should be submitted and be subject to due process.

The application form appears to have been incorrectly completed – it states full permission not temporary permission.

The site notice's wording is ambiguous and gives the impression of a permanent change of use.

SIGNED: [signature]

DATE: 22/0/2001

Clerk To Wargrave Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

CS
16 JAN 12
COPIES TO:
ACK:
FILE:

From: Joanne Ellis
Environmental Health

My Ref: JPE/aky/20004070

To: Joss Miller
Planning

Your Ref: F/2000/3071

Date. January 12, 2001

PROPOSED: CHANGE OF USE OF BUILDING TO B2 USE (RENEWAL OF CONSENT 99/70657/F)

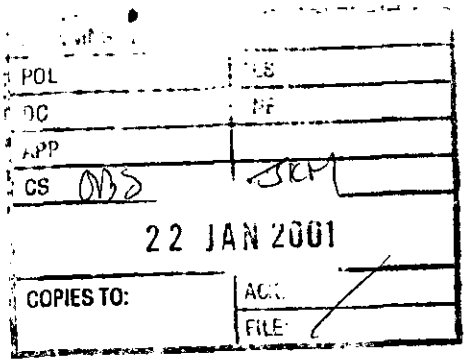
LOCATION: LITTLE ACRES, MILLEY LANE, WARGRAVE

These proposals have been evaluated and I have no environmental health objections to the application.

'CASERTA'
MILLEY LANE
HARE HATCH
BERKS RG10 9TH

18. 01. 2001

0118 940 2412



Dear Sir,

Application F/2000/3071

This application (for B2 use of buildings) asks for renewal of temporary consent 99/70657/F.

However, the Notification of Consent for 99/70657/F states quite clearly :-

"The use hereby permitted shall be discontinued and the land and structure restored to their former condition on or before 27 February 2001."

Further, such restoration was personally guaranteed to me by Councillor Frank Browne.

Residents therefore expect the Council to insist on such restoration.

It should be remembered that the land was sold in the mid 1970s (by Waterers) strictly for agricultural and domestic (one house) purposes, with safeguards for local residents

Yours sincerely,

G.F. DIMOND

WE010EBA

DELEGATED

FROM: Joss Miller

DATE: 04 January 2001

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT 39065
POL	TLS
DC	ENF
APP	
CS	
24 JAN 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/3071

Proposal: Proposed change of use of building to B2 use (Renewal of consent 99/70657/F)..

Site Address: Little Acres, Milley Lane, Hare Hatch, Reading.

Applicant: S Bankes-Fay .

Your observations are required in respect of this application **by 28/01/2001** .

Repeated renewals of a temporary consent gives cause for concern. A permanent application should be submitted and be subject to due process.

The application form appears to have been incorrectly completed – it states full permission not temporary permission.

The site notice's wording is ambiguous and gives the impression of a permanent change of use.

SIGNED: [signature] DATE: 22/0/2001

Clerk To Wargrave Parish/Town Council.

Mrs R Parsons
Park Gate
Blakes Lane
Hare Hatch
Reading
RG10 9TA

12 Jan 2001

DC
APP Obs Jm
CS
15 JAN 2001
COPIES TO: ACK: 15/1
FILE:

I refer to ~~application~~ No F/2000/3071 concerning Little Acres, Hare Hatch.

I have seen the plans & object to this application - as I did last year.

This was part of a garden belonging to a house built for agricultural workers in the Green Belt.

The safeguard of the amenities of neighbouring

residents & the locality is nowhere wet.

The ajoining houses can hear the panel leaving — added to which, the old house opposite, has views of six or eight cars from their bedroom windows. This is not what one would expect in the Green Belt.

Added to which the constant sounding off, of the alarm in the evenings & weekends.

Rhona Parsons

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 04 January 2001

Application Number: F/2000/3071

Proposal: Proposed change of use of building to B2 use (Renewal of consent 99/70657/F).

Parish: WARGRAVE PARISH

Site Address:
Little Acres, Milley Lane, Hare Hatch, Reading.

Applicant:
S Bankes-Fay .

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).

Comments as per application no. 99/70657/F.

Signed: _____ **Print name:** Adam Coggins

09/01/01

Received by Wokingham District Council

Application No: F/2000/3071

Proposal:
Proposed change of use of building to B2 use (Renewal of consent 99/70657/F).

Location:
Little Acres, Milley Lane, Hare Hatch, 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 28/01/2001. 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

04 January 2001

Tel. 0118 974 6463 (Direct Line)

Date. 1st February 2001

My ref. Enquiry.response

Your ref.

Mr F D Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Councillor Browne,

RE: ENQUIRY REGARDING F/2000/2990, CON/2000/2872 & F/2000/3071

Further to your enquiries sent on 25 January 2001, the following information applies:

- F/2000/2990 – (telephone mast) this application is recommended for refusal due to its siting within a Conservation Area and its proximity to residential properties.
- CON/2000/2872 – Please find enclosed a copy of our letter to South Oxfordshire District Council offering no comment to the application.
- F/2000/3071 - Please find enclosed a copy of the Use Classes Order with Classes A2 and B2 highlighted. You may be aware that this application was approved for a change of use from ancillary residential to B1 in 1996, then on 9 March 2000 it was approved for a change of use from B1 to B2 on a temporary basis (1 year). If you would like to discuss the Little Acres application in more detail, I can be contacted on the above telephone number.

I hope this information is of use to you, however, if you require more assistance please let me know.

Yours sincerely

J M K MILLER

Planning Assistant

Enclosure: guide to Use Classes Order and copy of letter ref. JM/JM/CON/2000/2872

Richty [illegible] Jess's .

John R Mitchell

From: Jane Sartin
Sent: 25 January 2001 10:00
To: John R Mitchell
Subject: Frank Browne

John,

Frank Browne has asked me to pass on the following messages and requests to you:

Jess's . Telephone exchange, Woodgrove - 12.5m

- He would like to list application F/2000/2990 if the officers are recommending it for approval, for the following reasons: Recommendation - refusal .

inappropriate development in a conservation area and concern for the public health in the near by residential areas.

- Please can he have a copy of the comments sent to SODC re the Brakspear application. CON/2000/2872 (JM)
- Please can he have an indication about the application for B2 use for Little Acres, Milley Lane, Hare Hatch and an explanation of what is permitted for A2 use. F/2000/3071 - JM's .

Regards,

Jane.

Jane Sartin

Political Assistant to the Conservative Group
Tel: 0118 974 6005

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 DEC	Map No. 26 Site O.13
Officer: JM Application No. F/2000/3071	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CHANGE OF USE OF BUILDING TO B2 USE (RENEWAL OF CONSENT 99/70657/F)

Location: LITTLE ACRES, MILLEY LANE

Parish: WARGRAVE Ward: Wargrave 4.1.2001 D

Applicant: S BANKES - FAY

Fee Received 95-00 (3) 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	~~red line?~~ ~~Scale?~~		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	~~[illegible]~~		
4	Correct S 66 certificate			
5	Elevation plans	~~Scale?~~		
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 : 4.1.2001 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health 1.....
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: (Green Belt)

.....

.....

No pre-apps

NEIGHBOURS:

S/N + Hare Hatch & Kiln Green Residents Assoc
"Caserta", Milley Lane
"Oak Tree Cottage"
1, 2, 3 Hill Cottages } Milley Lane } as for app no 99/70657/F
"The Old House"
"Park Gate", Hare Hatch, Reading RG10 9TA

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mr S Bankes-Fay
C/o Little Acres
Milley Lane
Hare Hatch
Berks
RG10 9TH

Application No : 99/70657/F

Parish : WARGRAVE

Proposal : PROPOSED CHANGE OF USE FROM B1 (OFFICE) TO B2 (GENERAL INDUSTRIAL) (RETROSPECTIVE)

Location : UNITS 1 & 2, LITTLE ACRES, MILLEY LANE, WARGRAVE

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 use hereby permitted shall be discontinued and the land and structure restored to their former condition on or before 27 February 2001 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

02
The premises shall be used for auto repairs and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

03
The premises shall not be used except between 08:00 hours and 18:00 hours Mondays to Fridays, 08:00 to 13:30 hours on Saturdays and at no time on Sundays, bank or other public holidays without prior agreement in writing by the Local Planning Authority.

04
All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so endorsed and/or attenuated that noise therefrom does not, at any time, increase the ambient equivalent continuos noise level as measured according to British Standards BS4142:1990 at any adjoining or nearby residential properties.

05
At no time will any paint spraying machinery be used upon the site.

06
Suitable ventilation and filtration equipment shall be installed to control any fumes, dust and/or smell created from operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturers instructions for as long as the proposed operation continues. Details of the equipment shall be submitted to and approved by the Local Planning Authority in writing prior to commencement of the operation. Equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority.

07
No work shall be carried out on any vehicle, outside the enclosure of the existing structures on the site.

08
The area shown on the permitted drawings for vehicle parking, loading and off-loading shall be kept available for such uses 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 reserved space.
09
Delivery vehicles to the site shall not exceed 4.5 tonnes in weight.
10
Transporter vehicles to the site shall not exceed a loading capacity of one vehicle.

REASON(S) :
01
In order to access the impact of the development on traffic generation and the surrounding area.
02
To safeguard the amenities of neighbouring residents and the locality.
03
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.
06
To safeguard the amenities of neighbouring residents and the locality.
07
To safeguard the amenities of neighbouring residents and the locality.
08
Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
09
In the interests of highway safety.
10
In the interests of highway safety.

Head of Planning and Transportation

Date 09 March 2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. 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.

1789/a

SECTION 66 CERTIFICATE

Application No. 19 DEC 2000* 307

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that: STANLEY BANKES-FAY

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

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
STANLEY BANKES-FAY	LITTLE ACRES MILLEY LANE HARE HATCH	

CERTIFICATE C

I certify that

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

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) ~~WHITEHEAD~~ ~~SOLICITOR~~ .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) N/A

(b) Insert description of steps taken

● Notice of the application as attached to this Certificate, has been published in the (c) .....

(c) Insert name of local newspaper circulating in the area where the land is situated.

on (d) .....

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

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. NO

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed .....

On behalf of STANLEY BANKES-FAY

Date 17/12/00

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

LITTLE ACRES

ADDRESS SITE ADJ HILL COTTAGES. MILLEY ~~ROAD~~ LANE PARISH WARGRAVE.

PLOT No. ORD. SHEET No. SU. 8077 (26)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
/30/67	Messrs Walterers Sons & Crisp Ltd	O/L - 2 Detached houses	15 5 67	N/A Ref
756/73	" "	O/L - 1 " "	14 6 73	N/A C/A
496/73	" "	Details " " "	25 10 73	N/A C/A
03603	Mr E. C. Jarnett	Variation of Cond on 756/73 & 1496/73	27 11 75	N/A C/A
SR 4213	" "	Erect 4/Bedroomed House & garage	2 3 76	App N/A
04191	" "	" "	18 3 76	N/A C/A
09678	"	caravan	16 12 76	N/A 31.12.77 TP
SR 7727	"	S/STOREY BUILDING	12.1.78	APP. N/A
07674	Mr. E. C. Jarnett	Siting of caravan	16.3.78	N/A 31.12.79 TP
09560	"	O/APP AGR WORKERS BUNG.	14.12.78	N/A C/A
SR10271	"	"	26.7.79	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS E UC NO 17 CLU(E) 35 - USE OF DWELLING WITHOUT AGR. RESTRICTION - ISSUED 22.11.93

DRAINAGE

091074

ADDRESS LITTLE ACRES MILLEY ~~ROAD~~ LANE PARISH WARGRAVE

PLOT No. Floral Hill Nurseries access onto Old Bath Rd. ORD. SHEET No. SU. 8077 26

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0137	MR. E. JARNETT	AGR. WORKERS BUNGALOW	15.3.79	N/A C/A
2151	"	VAR. OF COND NO. 1-03603	13.12.79	N/A C/A
R 438	MR. S. BANKES-FOY	MOD. PORCH ENTRANCE & SIDE ENTRANCE	18.8.81	APP. N/A
SR 17606	"	CATTLE & IMPLEMENT SHEDS	2.10.81	APP. N/A
8762	MR S BANKS - FAY	S/STOREY ~~GAT~~ - GRANNY FLAT	2.6.82	REF N/A
18966	"	"	7.7.82	APP. N/A
17667	"	"	27.7.82	N/A C/A
1290	" O/L	DET. BUNGALOW & GARAGE	4.5.84	N/A REF
1317	"	BLDG. FOR LIVESTOCK	23.8.93	C/A
6/64297/7	"	C/O/USE BUILDING FROM ANCILLARY RES. TO B1.	21.11.96	C/A

MINISTRY DECISION

SPECIAL ORDERS P.D. Eng. - Provision of Tennis Crt. - Mrs. Bradford - 28.1.98

~~DRAINAGE~~ P.D. Eng - Mrs. Bankes-Fay - Extend farm buildings - 12.6.98

091074

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
19.DEC.2000★ 3071

1. APPLICANT'S NAME: S Bankes-Fay
ADDRESS: Little Acres Milley Lane Hare Hatch
POST CODE: RG10 9TH PHONE: 01189404576.

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME:
ADDRESS:
POST CODE: PHONE:

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: "Little Acres" Milley Lane Hare Hatch RG10 9TH.

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
Renewal of Temp. Permission Application No. 99/70657/F. B2 General Industrial Retrospective

5. Give the area in hectares or part of a hectare
AREA OF SITE: 1480 Sq. ft.

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: Ownership

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: Plan enclosed.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☑	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only
To Renew App. No. 99/70657/F

OUTLINE PERMISSION	☐	See question 10	26/2/2000
FULL PERMISSION	☑		
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐		
EXTERNAL APPEARANCE	☐ N/A	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

INDUSTRIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

Fences Hedges & trees Already existing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To existing System

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

As existing.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A

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

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

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£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 [signature] ON BEHALF OF S BANKES-FRY DATE 17/12/00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL	1480 sqft	As original	1480 sq. ft.	No change
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING? — No change.

	Cars	Lorries
Existing	10	—
Proposed	10	—

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter. — Auto repairs

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated? — Sovereign Garage. KS Auto.

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT? No change.

Existing Staff	Transferred Staff	New Staff	Total
4	—	-	4

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage. — 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'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

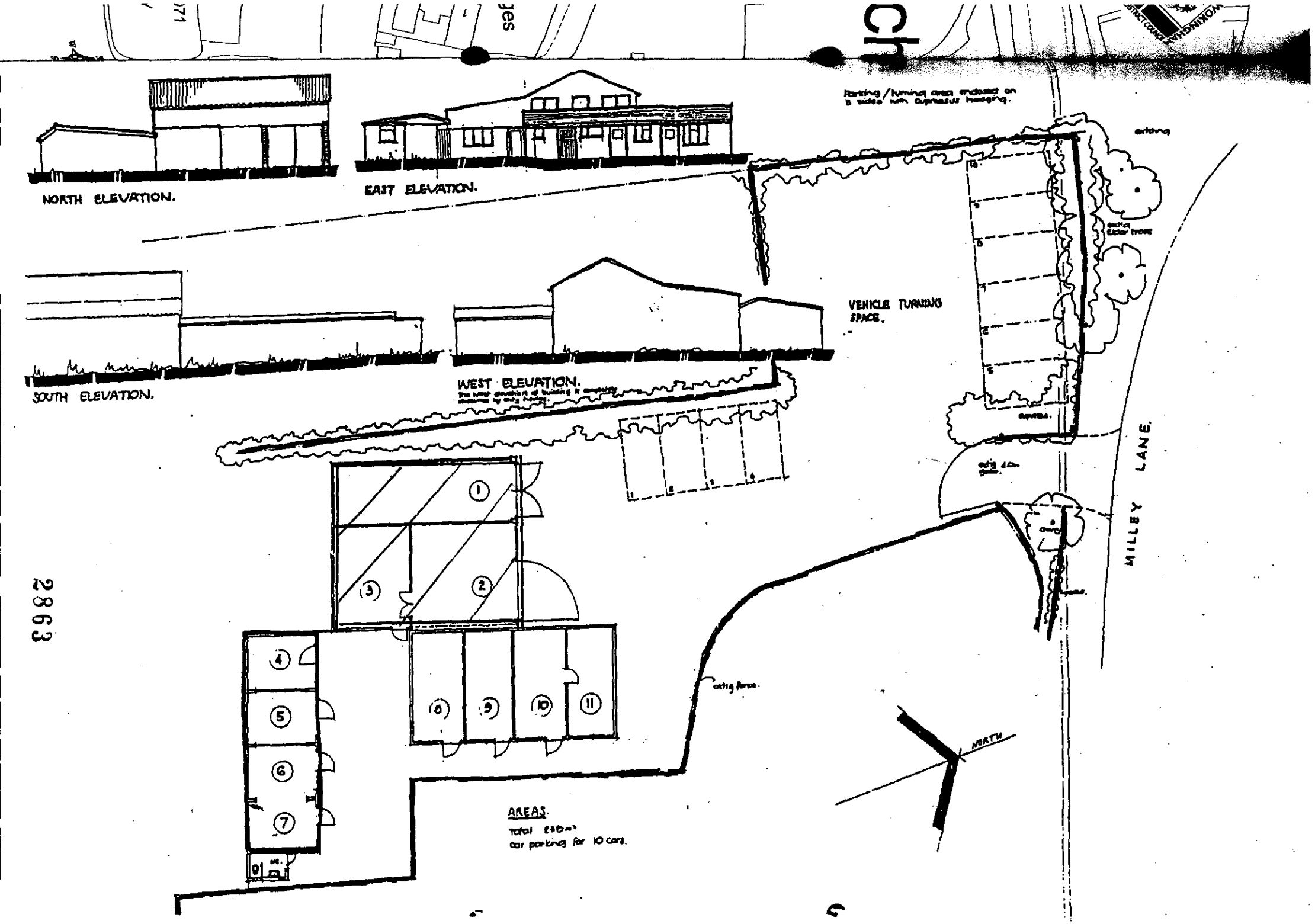
DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

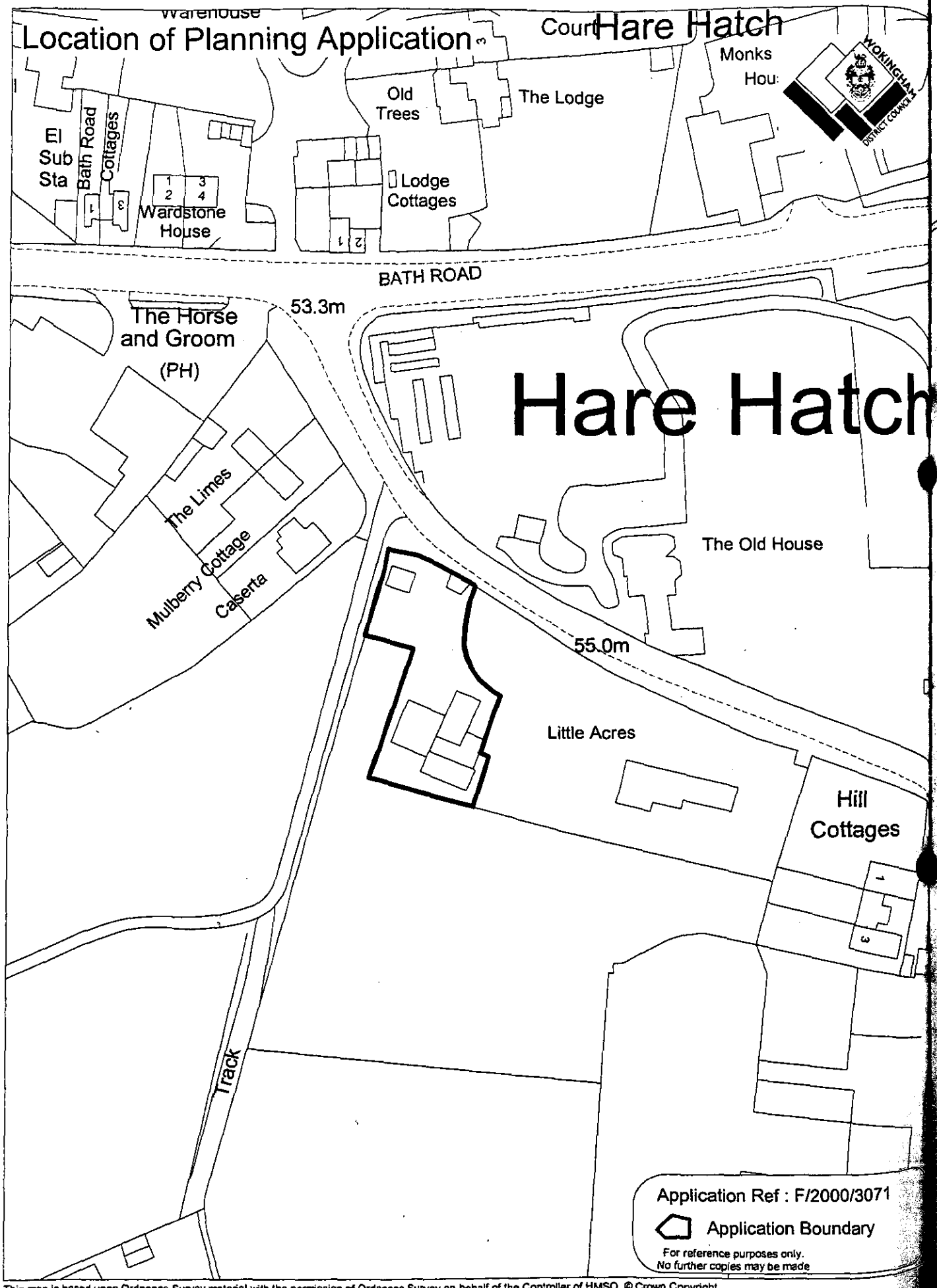
CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/3071**
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				


NORTH ELEVATION.
EAST ELEVATION.
SOUTH ELEVATION.
WEST ELEVATION.
Parking / turning area enclosed on 3 sides with cupressus hedging.
VEHICLE TURNING SPACE.
MILLEY LANE.
NORTH
AREAS.
car parking for 10 cars.

2863



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Development Control Section, Environmental Services, Wokingham District Council.

21 March 2001

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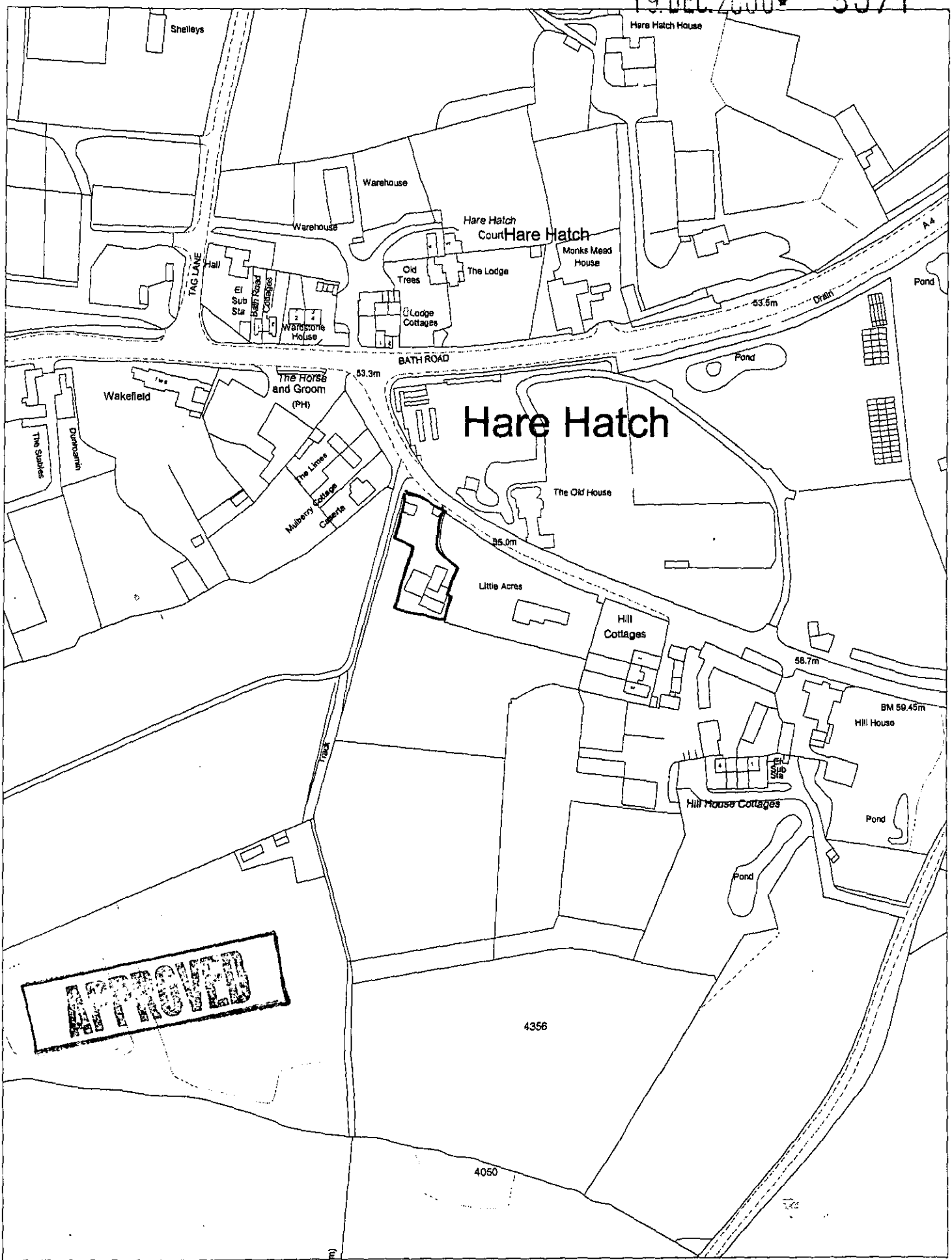

ATTACHED

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Central Support Section, Environmental Services, Wokingham District Council.
2 January 2001

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