APPLICATION NO
F/2002/8185

LOCATION
St Sebastians Sports Pavilion St Sebastians Close, Nine Mile Ride Wokingham.

APPLICANT.
St Sebastians Playing Field Trust C/O Mr C Macey

PROPOSAL.
Proposed change of use of meeting room (D2) to children's nursery (D1). Retrospective.

EARLIEST DATE FOR DECISION 13/01/2003

APPLICATION WILL HAVE EXPIRED ON.
06/02/2003

CASE OFFICER: Elaine Vashi

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

St Sebastians Playing Field Trust
C/O Mr C Macey
Sunny Bank
Heath Ride
WOKINGHAM
Berkshire
RG40 3QN

Application Number: F/2002/8185

Parish: **WOKINGHAM WITHOUT**

Location: **St Sebastians Sports Pavilion, St Sebastians Close, Nine Mile Ride, Wokingham**

Proposal: **Proposed change of use of meeting room (D2) to children's nursery (D1). Retrospective.**

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

Condition
1. 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
2. No more than 21 children shall be accommodated at the site unless otherwise agreed in writing by the Local Planning Authority.

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

Reason
2. To prevent an overintensive use of the site.

Informative

1. This permission is in respect of the OS Site Location Plan, the Block Plan and Plan No. 1 and 2 received by the Local Planning Authority on 12th December 2002.

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/02/2003

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.

incorrect number?

62083

8185

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 17 October 2002
My ref. TGW/SB/RFS.02/5767
Your ref.

Councillor A Ross
Members' Room
PO Box 150
Shute End
WOKINGHAM
RG40 1WQ

~~7979~~
~~7252~~
~~3885~~

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Ross

ST SEBASTIAN'S PAVILION NURSERY USE, NINE MILE RIDE, WOKINGHAM WITHOUT

I refer to the above, your note of 10 October, and our recent discussions. It does appear as though there has been some misunderstanding here and I have now spoken to both Emy Circuit and also Steve Auton in Highways regarding this issue.

Planning permission is required for the nursery use within the pavilion building and I believe that Richard Lettin has written to Ms J Ijebor advising of this requirement.

In my view provided that the nursery use is taking place at a time when the pavilion building would otherwise be vacant/not be in use and there is adequate parking provision available on site, then I would not see any objections in principle being raised to the required application from an officer point of view.

As noted in Richard's letter copy attached, the reason for permission being required is that a sports pavilion is classed as a D2 use whereas a nursery and a church hall both fall within Class D1 of the Town & Country Planning (Use Classes) Order 1987.

I believe Richard has already sent a set of application forms to Ms J Ijebor, however, I attach a further set to this note to pass on if required.

I trust these comments are of help. If further assistance is required then please let me know.

Yours sincerely

TGW

TREVOR WATSON
Development Control Manager

Encls

cc: Kerrin Lithgow/Natalie Brown

SPECIMEN.

Tel: 0118 974 6430 (Direct Line)
Fax: 0118 974 6401
Email: richard.lettin@wokingham.gov.uk
Date: 26/09/02
My ref: RFS.02/5767/RAL

Director of Environmental Services
Environmental Services Department
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Ms. J. Ijebor,
55 Waverley Road,
Reading,
Berkshire.
RG30 2QB

Dear Ms. Ijebor,

PROPOSED USE OF ST. SEBASTIAN'S SPORTS PAVILION, ST. SEBASTIAN'S CLOSE, NINE MILE RIDE, AS A CHILDREN'S NURSERY.

With regard to the above subject and further to our telephone conservation.

I confirm that the letter dated 9th April, 2002 from the Planning Department (ref. EXC/Wokingham Without PD) refers to use of the church hall at St. Sebastian's,(not the sports pavilion), as a nursery.

If you wish to use the sports pavilion at St. Sebastian's Playing Field as a nursery this would require planning consent.

The reason for this requirement is that a sports pavilion is classed as D2 use whereas a nursery and church hall come under D1 use in accordance with the Town and Country Planning (Use Classes) Order 1987.

As such each use requires specific planning consent.

Please find enclosed a set of planning application forms for your completion.

Yours sincerely,

Mr.R.A.Lettin.
Planning Enforcement Officer.
c.c. Set of Planning Application Forms.

FROM: Cllr Angus Ross
Members' Room
PO Box 150, Shute End
WOKINGHAM, RG40 1WQ

Representing Wokingham Without Ward

PLANS
POL
62083
11 OCT 2002
COPIES

10th October 2002

Trevor Watson
Development Control Manager
Env Servs, WDC

ST SEBASTIAN'S PAVILION NURSERY USE, NINE MILE RIDE, W'HAM W'OUT

I am writing as the local Member on this matter. We discussed it briefly yesterday and I said I would write formally with a plan showing the two buildings concerned.

It is my understanding, from speaking to one of the Trustees of the St Sebastian's Playing Field Trust and also to Emy Circuit, that a representative of the then potential Nursery School came to see the duty planing officer earlier this year to establish if a nursery school could be set up without formal planning permission. It appears that there may have been a misunderstanding at that time as to which building was involved.

For clarity, the building owned by the Trust where the Nursery School is now operating is marked `A' on the attached plan. The building, part of the Church facilities, which I believe was the subject of the Planning Officer's comments is marked `B'.

As you will see from the copy of the letter to me from the Trustee, as a result of the discussion with the Planing Officer, the other permissions were obtained, investment made in equipment etc and the school opened. It was quite a shock to them when the Enforcement Officer said Planning Permission was required.

It is clearly essential that this matter be cleared up. I request that the circumstances be investigated as soon as possible and a way forward agreed. I hope that it will be possible to issue a letter allowing the Pavilion to be used as a Nursery, or that if a Planning Application is required, whether there is likely to be a favourable outcome for the school, subject, of course, to conditions.

I am happy to act as a go-between or for you to contact Mr Macey, the Trustee, direct on 0118 973 3404.

Yours sincerely

CLLR ANGUS ROSS
cc. Colin Macey

stsebspavnuresery.doc

Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 9 April 2002
My ref: EXC/Wokingham Without PD
Your ref:

WOKINGHAM UNITARY
Aiming for Excellence

Julia Ijebor
55 Waverley Road
Reading
RG30 2QB

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 Ms Ijebor

PROPOSED USE OF ST SEBASTIAN'S PAVILION, NINE MILE RIDE, AS A CHILDREN'S NURSERY

I write in response to your note of 27 February.

I can confirm that a day nursery and church hall would both fall within class D1 of the Town and Country Planning (Use Classes) Order 1987 and, therefore, planning permission would not be required for your proposal.

It is noted that condition 12 of the planning permission for the hall (24489, 22 November 1985) restricts the use to a hall or place of worship but the wording of the condition is such that it would not be enforceable.

If you would like any further advice on this matter, please contact Emy Circuit on 0118 974 6479.

Yours sincerely

M L Thorp,
Principal Development Control Officer

ST SEBASTIAN'S PLAYING FIELD TRUST

Registered Charity 294719

Reply to: Colin Macey OBE
Sunny Bank
Heath Ride
WOKINGHAM
RG40 3QN

Tel. 0118 9733404

Councillor Angus Ross
By the Stream
Soldiers Rise
Wokingham
RG40 3NE

Dear Angus

CLAREMONT KINDERGARTEN AT ST SEBASTIAN'S PAVILION

We spoke briefly about the attached letter. You are now aware that an Enforcement Officer, on behalf of the Authority, tells us that the Authority made a mistake and that planning permission is now required. Furthermore, we are told that we cannot take it for granted that any application will be approved.

On the strength of the letter from Wokingham Unitary, the Trustees have spent a significant sum of money to meet the requirements of the Fire Service and of OFSTED – and the premises have passed their inspections. The long-term lease between the Kindergarten and the Trustees was signed on the undertaking, in the Authority's letter, that planning permission was not required. The Kindergarten has been in possession of their part of the premises for two months.

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I believe you should be fully aware that the Principal of the Kindergarten is distraught that people will think she has deliberately gone ahead without permission. She is already finding that rumours are being spread both to existing and prospective parents that the Kindergarten will be closed. I can only speculate where the rumours are coming from, but decisive action by the Authority will be the only way to restore the situation.

I do hope you will be able to help resolve this without delay.

Yours ever

Colin

HIGHWAY CONSULTATION SHEET

From: Elaine Vashi **Date:** 23 December 2002

Application Number: F/2002/8185

Proposal: Proposed change of use of meeting room (D2) to children's nursery (D1). Retrospective.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
St Sebastians Sports Pavilion, St Sebastians Close, Nine Mile Ride, Wokingham.

Applicant:
St Sebastians Playing Field Trust C/O Mr C Macey.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

C122, R122

Signed: _____ **Print name:** AE 24/12/02.

Wokingham Without Parish Council Consultation Sheet

Officer Elaine Vashi

No F 2002 8185

Proposal Change of use of meeting room (D2) to children's nursery (D1). Retrospective. (Applicant claims WDC had previously advised that permit unnecessary.)

Site St.Sebastians Sports Pavilion, St.Sebastians Close, Nine Mile Ride, Wokingham.

PLANNING SERVICES	HPT
POL	TLS
DC	EMF
AFP	
CS	
14 JAN 2003	
COMMS TO	K

Committee's Comments

No objections.

Signed :
Clerk to Wokingham Without Parish Council

14 January 2003

WOKINGHAM WITHOUT PARISH COUNCIL

The Clerk, The Lodge
Pinewood Centre
Old Wokingham Road, Wokingham, Berks RG40 3AQ.
Tel: Crowthorne (01344) 771425
Fax: (01344) 762283
email wwpc.gov@btinternet.com

PLANNING SERVICES	HPT
DC	TLS
APP	ENF
CS	
30 DEC 2002	
COPIES TO	ACK:
	FILE:

FAX MESSAGE

TO: WDC Development Control. **DATE:** 30 December 2002.

FROM: John Grant. **ATTENTION** Kerrin Lithgow.

Re F/**2002/8185 - St.Sebastian's Sports Pavilion**

Deadline for comments 13th January.

The next meeting of this Council's plans committee is not until the evening Monday 13th and I will fax any comments on Tuesday 14th.

Please can you let me know if this is not acceptable?

Regards and thanks.

John Grant.
Clerk to the Council.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 17 October 2002
My ref. TGW/SB/RFS.02/5767
Your ref.

Councillor A Ross
Members' Room
PO Box 150
Shute End
WOKINGHAM
RG40 1WQ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

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TGW

TREVOR WATSON
Development Control Manager

Encls

cc: Kerrin Lithgow/Natalie Brown

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Director of Environmental Services
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Planning Enforcement Officer.
c.c. Set of Planning Application Forms.

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PO Box 150, Shute End
WOKINGHAM, RG40 1WQ

Representing Wokingham Without Ward

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10th October 2002

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Env Servs, WDC

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CLLR ANGUS ROSS
cc. Colin Macey

stsebspavnuresery.doc

Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 9 April 2002
My ref: EXC/Wokingham Without PD
Your ref:

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

Julia Ijebor
55 Waverley Road
Reading
RG30 2QB

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Yours sincerely

M L Thorp,
Principal Development Control Officer

POSITIVE ABOUT PEOPLE

File: St Sebastian's

ST SEBASTIAN'S PLAYING FIELD TRUST

Registered Charity 294719

Reply to: Colin Macey OBE
Sunny Bank
Heath Ride
WOKINGHAM
RG40 3QN

Tel. 0118 9733404

Councillor Angus Ross
By the Stream
Soldiers Rise
Wokingham
RG40 3NE

Dear Angus

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Yours ever

C

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/8185

Applicant : St Sebastians Playing Field Trust C/O Mr C Macey.

Location : St Sebastians Sports Pavilion, St Sebastians Close, Nine Mile Ride, Wokingham.
Proposal : Proposed change of use of meeting room (D2) to children's nursery (D1). Retrospective.

Site Notice Displayed ? :

YES	NO	DATE
✓		6/1/03.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/12/2002

Earliest Date for Decision : 13/01/2003

Latest Consultation Date/Site Notice Expiry Date : 13/01/2003

This application <u>will have expired on</u>: <u>06/02/2003.</u> 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 - recommend cond.
WIHAM WITHOUT P.C : no objection

Planning Issues :
IMPACT UPON CHAR. OF AREA
IMPACT UPON RESIDENTS.

Application Number: F/2002/8185

Appraisal :

The application being considered proposes the C.O.U of the meeting room at St. Sebastians Sports Pavilion from D2 to a childrens nursery (D1)

IMPACT UPON CHAR. OF AREA:
The Pavilion is a modern building with a large car park area to the front & is accessed from St. Sebastians Close. The external play area that accompanies the nursery is located to the rear of the pavilion building, over 60m away from the closest residential dwelling. The car park has space for 45 cars. As the building is already in place with established playing fields to the rear it is not considered the use as a Nursery will cause any harm to the char. of the area.

IMPACT UPON LOCAL RESIDENTS
Given the distance of the Nursery & the play area from residential dwellings it is not considered the there would be any detriment to the amenity or privacy of local residents.

HIGHWAY SAFETY.
The nursery caters for 21 children & the car park can accommodate up to 45 cars. Parking facilities are therefore adequate & would not cause any harm to local highway safety.

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

Application Number F/2002/8185
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C122	R122.	
2			No more than 21 children shall be accommodated at the site unless otherwise agreed in writing by the LPA.
			Reason: To prevent an overdevelopment of the site.
			Informative
			The permission is in respect of the OSSLP, the Block Plan, and Plan No 1 & 2 received by the LPA on 12/12/02

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T.E Watson
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 12/2/03

RECORD OF SITE VISIT

SITE ADDRESS: St Sebastians Sports Pavilion St Sebastians Close Nine Mile Ride Wokingham.

APPLICATION NUMBER: F/2002/8185

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 8/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Countryside area to the rear & residential properties, end do St. Seb. Close.

3. DESCRIPTION OF SITE/BUILDING

S.st wooden pre-fabricated building with several small wooden outbuildings, modern brick built Pavilion building outdoor play area situated amongst existing vegetation

4. RELATIONSHIP TO ADJOINING PROPERTIES

building same distance to rear/side do no 2. St Seb. Close Separated by 6ft rear gard do no. 2 & 6' close boarded fencing & car park do Pavilion

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2002/8185

Case Officer : EV.

Valid Date : 12.12.02.

Map No : 100

Site Area :

Received Date: 12/12/2002

Level : Delegated Application

Description : Proposed change of use of meeting room (D2) to children's nursery (D1). Retrospective.

Location : St Sebastians Sports Pavilion, St Sebastians Close, Nine Mile Ride, Wokingham.

Parish : WT. Ward : WOK 23.12.02 3.

Applicant : St Sebastians Playing Field Trust C/O Mr C Macey.

Fee Required: £220 Fee Received: £220 (4)

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

Enforcement Section to be notified ☐ RL (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education — Childcare development manager.

Social Services Under 8's officer

Highways

Access officer

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Wokingham District Sports Council

HERITAGE BODIES

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

OTHERS

.....

Green Gap + Wedges

Rural Area

Countryside

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

Can find no pre-apps on file

(but see 1st paragraph of letter from Mr Macey, referring to letter from MLT.

It was a PD letter, from Amy. Richard has a copy if required.

Organisation_Name	Building_Name	address1	Postcode
		8GROVE CLOSEWOKINGHAM	RG40 3NA
		9GROVE CLOSEWOKINGHAM	RG40 3NA
	PALMER LODGE	PALMER LODGENINE MILE RIDEWOKINGHAM	RG40 3AT
	THE WHO DA THOT IT	THE WHO DA THOT ITNINE MILE RIDEWOKINGHAM	RG40 3AT
		1ST. SEBASTIANS CLOSEWOKINGHAM	RG40 3XA
		2ST. SEBASTIANS CLOSEWOKINGHAM	RG40 3XA
	BRAMBLETYNE	BRAMBLETYNENINE MILE RIDEWOKINGHAM	RG40 3AT
	1 GROVE COTTAGES	1 GROVE COTTAGESNINE MILE RIDEWOKINGHAM	RG40 3NB
	2 GROVE COTTAGES	2 GROVE COTTAGESNINE MILE RIDEWOKINGHAM	RG40 3NB
	3 GROVE COTTAGES	3 GROVE COTTAGESNINE MILE RIDEWOKINGHAM	RG40 3NB
	4 GROVE COTTAGES	4 GROVE COTTAGESNINE MILE RIDEWOKINGHAM	RG40 3NB
	5 GROVE COTTAGES	5 GROVE COTTAGESNINE MILE RIDEWOKINGHAM	RG40 3NB
	6 GROVE COTTAGES	6 GROVE COTTAGESNINE MILE RIDEWOKINGHAM	RG40 3NB
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	ST SEBASTIANS PARISH C	ST SEBASTIANS PARISH CENTRENINE MILE RIDEFI	RG40 3AT

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

Tel: (0118) 974 6451

Date: 23 December 2002

My ref: F/2002/8185

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2002/8185
St Sebastians Sports Pavilion, St Sebastians Close, Nine Mile Ride, Wokingham.
Proposed change of use of meeting room (D2) to children's nursery (D1). Retrospective.

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 **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/8185**
St Sebastians Sports Pavilion, St Sebastians Close, Nine Mile Ride, Wokingham.
Proposed change of use of meeting room (D2) to children's nursery (D1). Retrospective.
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 Ross

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

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

Tel: (0118) 974 6451

Date: 23 December 2002

My ref: F/2002/8185

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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

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Trevor Watson
Development Control Manager

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_____

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Signed: _____ Date: _____

Councillor Lewis

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

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

Tel: (0118) 974 6451

Date: 23 December 2002

My ref: F/2002/8185

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

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

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Yours sincerely
Trevor Watson
Development Control Manager

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St Sebastians Sports Pavilion, St Sebastians Close, Nine Mile Ride, Wokingham.
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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 Helliar-Symons

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

Received by Wokingham District Council

Application No: F/2002/8185

Proposal:
Proposed change of use of meeting room (D2) to children's nursery (D1). Retrospective.

Location:
St Sebastians Sports Pavilion, St Sebastians Close, Nine Mile Ride, Wokingham.

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 and 1.00pm - 4.00pm Sunday. Library 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/2002/8185 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/01/2003. 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

23 December 2002

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
12 DEC 2002 8185
8135 12 DEC 2002

1.	APPLICANT'S NAME	ST SEBASTIAN'S PLAYING FIELD TRUST
	ADDRESS	PAVILION
		ST SEBASTIAN'S CLOSE, WOKINGHAM
	POST CODE	RG40 3AT PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MR C MACEY
	ADDRESS	SUNNY BANK, HEATH RIDE
		WOKINGHAM
	POST CODE	RG40 3QN PHONE 0118 9733404
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	ST SEBASTIAN'S PLAYING FIELD PAVILION
		ST SEBASTIAN'S CLOSE
		OFF NINE MILE RIDE, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE D2 TO D1
		(RETROSPECTIVE)
5. Give the area in hectares or part of a hectare	AREA OF SITE	2.74
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	TRUSTEE. LAND HELD IN TRUST FOR THE LOCAL COMMUNITY.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1:2500 LOCATION 1:500 BLOCK 1:100 FLOOR PLANS

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

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

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
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 ? N/A

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

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

PLAYING FIELD & PAVILION - GAMES & SOCIAL

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~~ → 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.

NO CHANGE FROM EXISTING
BRICK & TILE

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.

NO CHANGE FROM EXISTING.
POST & WIRE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NO CHANGE FROM EXISTING
SOAKAWAYS

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

EXISTING ROAD (ST SEBASTIAN'S CLOSE) AND FOOTPATH.
NO CHANGES PROPOSED

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

YES

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

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

* 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.

£220

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 G J Macey ON BEHALF OF ST SEBASTIAN'S PLAYING FIELD TRUST DATE 9/12/02

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: 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				
B-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				51·36
D2	ASSEMBLY AND LEISURE	167.72	51·36		
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	167.72	51·36	0	51·36

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	45	—
Proposed	45	—

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.

EXISTING SPORTING & SOCIAL ACTIVITIES PLUS A PRE-SCHOOL (AGE 3-5) FOR UP TO 21 CHILDREN
PLEASE SEE ATTACHED LETTER

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated? NO

MAIN OCCUPANT: ST SEBASTIANS PLAYING FIELD TRUST. PRE-SCHOOL IS CLAREMONT KINDERGARTEN. PLEASE SEE ATTACHED LETTER FOR DETAIL

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

Existing Staff	Transferred Staff	New Staff	Total
0	4	0	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.'

(1)

ADDRESS NINE MILE RIDE PARISH WOK/WITHOUT

PLOT No. ORD. SHEET No. SU 8265 (100)

BUILDER PLOT 1 - ~~BRAMBLETONE~~ PLOTS 2 & 3 - ST. SEB. CLOSE

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/260/70	St. Sebastians Football Club	Building for use as a changing room etc.	23.6.70	APP. APP
25799	" PLAYING FIELD TRUST	O/L PAVILION/CARPARK/	7.8.86	C/A
		TENNIS COURTS/3 HOUSES &		
		ACCESS ROAD		
26634	"	25799 REMOVAL CONTR 14/15	19-2-87 27.11.86	C/A C/A
28669	"	PAVILION/CLUB ROOM	18.2.88	C/A
BRA 4460	"	" "	15.3.88	REX
BRA 5329	"	"	14.6.88	APP
32198	BAMBERG DEV.	3 DET. HOUSES	1.2.89	C/A
32492	BAMBERG DEV.	3 DET. HOUSES (26634)	15.12.88	C/A
BRA 6599	"	"	27.2.89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

39517	CROWTHORNE TENNIS CLUB	FLOODLIGHTS	9.1.92	C/A

1933

(2)

ADDRESS ST SEBASTIAN PLAYING FIELDS PARISH WOK / WITHOUT

PLOT No. NINE MILE RIDE ORD. SHEET No. SU 8265 (100)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44950	CROWTHORNE TENNIS CLUB	FLOODLIGHTS	16.11.95	C/A
95/61041/F				
9/69869/F				
F/2000/1261	"	Replacement storage shed	14.06.00	C/A.
VAR/2000/3008	"	VAR to COND. 2 of 1261 to	29.01.01	APP
		change requirement for cladding on storage shed		
F/2002/7974	"	ext to floodlighting for		
		exist tennis coorts		
F/2002/8185	St. Sebastians P.F. Trust.	C. of U. of meet. room (D2)		
		to children's nursery (D1) Retro		

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Construction - Mrs G Walker - 05/05/00

12.DEC.2002 8185

ST SEBASTIAN'S PLAYING FIELD TRUST

Registered Charity 294719

Reply to: Colin J Macey OBE
Sunny Bank
Heath Ride
WOKINGHAM
RG40 3QN

Tel. 0118 9733404

To whom it may concern

CHANGE OF USE – ST SEBASTIAN'S PLAYING FIELD PAVILION

In response to a query made in February 2002, the Principal Development Control Officer of Wokingham District Council issued a letter on 9 April 2002 clearly stating that planning permission for the proposed use of St Sebastian's Pavilion as a children's nursery would not be necessary. The pavilion was subsequently inspected by the Berkshire Fire Service and modifications were made to fire doors and alarms to meet their requirements. The Claremont Kindergarten moved to the Pavilion on 1 August 2002 and OFSTED inspected (and approved) the arrangements before children started attending.

The Claremont Kindergarten accepts children at 3 and 4 years of age and takes a maximum (set by OFSTED) of 21 children in each of two daily sessions (0915-1145 and 1215-1445) for three terms each of 11 weeks per year. On other dates, but within the same hours and within the same maximum numbers, it may run a "holiday club".

On 26 September 2002 the Council issued a letter stating that planning permission is now required. The Trustees of St Sebastian's Playing Field believe the statement by the Council in the letter of 9 April is binding, and the Trustees reserve their position on that. However, in the spirit of co-operation they submit the attached application.

The following points are relevant:

1. The kindergarten operates when the pavilion is otherwise empty.
2. The pavilion car park has 45 marked spaces. The kindergarten use 4 of these spaces for staff. Clearly there is plenty of room for the potential maximum of 21 cars delivering and collecting children. The only sport played during the week is tennis with a maximum of 16 cars. Thus potential maximum use during kindergarten hours is 41 cars.
3. No changes have been made, or are intended, to the outside of the building.
4. The kindergarten has one room as a base but is allowed to use other parts of the pavilion.
5. The kindergarten has a fenced play area outside the pavilion and has the right to use the playing field.
6. The kindergarten formerly operated at Bearwood College for many years but was required to leave when the College needed the accommodation.

C J Macey

Colin Macey

9 December 2002

1789/a

SECTION 66 CERTIFICATE

12.DEC.2002 8

12 DEC 2002 8135

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 unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

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

OR

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

+ See Note (a) to Certificate A

OR

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

(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).

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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.

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

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

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

Signed A. J. Macer

On behalf of ST. SEBASTIAN'S PLAYING FIELD TRUST

Date 9/12/02

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