SYSTEMS LTD

APPLICATION NO:
F/2000/1749

LOCATION:
69 Oxford Road, Wokingham.

APPLICANT:
Mrs J Clark

PROPOSAL:
Proposed erection of timber buildings for use as a cattery

EARLIEST DATE FOR DECISION: **17/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
09/08/2000

CASE OFFICER: **Nicola Lake**

Appeal Decision

Site visit made on 08 January 2001

by Michael Hill BSc MSc CEng MICE FGS

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Date

16 JAN 2001

Appeal Ref: APP/X0360/A/00/1051889
69 Oxford Road, Wokingham, Berkshire RG41 2YH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by J Clark against the decision of Wokingham District Council.
- The application (ref:F/2000/1749), dated 13 June 2000, was refused by notice dated 30 August 2000.
- The development proposed is a small boarding cattery.

Summary of Decision: The appeal is dismissed.

Introduction

1. The Council refused planning permission for the proposed cattery because it considered that the noise and disturbance that would be generated by a cattery would be unacceptable at this location. In addition, I am mindful that a number of objectors to the scheme are concerned about its impact on highway safety and traffic conditions in Oxford Road.

Main Issues

2. I consider that the main issues in this case are, firstly, the impact of the development upon the living conditions of neighbouring residents with regard to noise and disturbance and, secondly, the effects on the safety and free flow of traffic on Oxford Road from the proposed on-site parking arrangements.

Planning Policy

3. The Development Plan for the area includes the Berkshire Structure Plan 1991-2006 and the South East Area Local Plan adopted in 1994. Development plan policies seek to ensure that new development contributes positively to the character of its surroundings and to the creation of a safe and attractive environment in which to live. The emerging Wokingham District Local Plan has reached an advanced stage in its progress towards formal adoption and therefore its policies carry some weight in my deliberations. Policy WOS3 of the emerging Local Plan requires, amongst other things, that new development should not harm the amenities of the occupiers of adjoining land and should not have a significant detrimental effect on road safety.

Reasons

4. With regard to the first issue, I agree with the Council that dwellings in the vicinity of the appeal site enjoy a reasonably quiet residential environment. The long rear gardens of the appeal site and adjacent dwellings in Oxford Road are no doubt enjoyed as tranquil areas by the occupiers of those properties. Although an existing building at the rear of No 65 Oxford

Road is used in connection with a sign writing business, I have no evidence to suggest that the operation of this business unduly disturbs the peacefulness of the area.

5. The proposed cattery building would be sited at the rear of the back garden at No 69 Oxford Road, approximately 23metres from the dwelling. Bearing in mind that there would be an open wire mesh area on the front elevation of the proposed building, it seems to me that some noise from the cats occupying the building may be heard in adjacent gardens. This noise and the general comings and goings associated with the business are likely to have some detrimental impact on the living conditions of neighbouring residents particularly whilst enjoying the relative tranquillity of their gardens. However, bearing in the mind the substantial length of the rear gardens in Oxford Road, the close boarded fencing and sections of mature vegetation along the boundaries of the appeal site, and the proposed arrangements for housing the cats, I consider that the impact of noise emanating from the cattery on the living conditions of neighbouring residents in Oxford Road would not be so great as to justify withholding planning permission for this reason alone.

6. I note that the proposed cattery would be close to the boundary with the rear gardens of dwellings in St Paul's Gate. The rear gardens of these dwellings, being about 18m long, are somewhat shorter than those in Oxford Road and, in my judgement, noise from the cattery would cause some harm to the amenities of residents of adjacent dwellings in St Paul's Gate. However, there is a tall close-boarded fence along the boundary of the appeal site with the properties in St Paul's Gate, and a number of large trees at the rear of the appeal site. Again, it should be possible to restrict the noise and disturbance emanating from the site to a level which would ensure that the harm to the amenities of residents of St Paul's Gate was not so great that it justified withholding planning permission for this reason alone. In reaching this conclusion, I am mindful that the occupier of No 34 St Paul's Gate, the property adjoining most of the rear boundary of the appeal site, has indicated that he has no objection to the proposed development. Moreover, the appellant has produced written evidence from a number of persons living close to catteries elsewhere in Berkshire who claim that those catteries do not cause undue noise and disturbance.

7. Turning to the second issue, a number of objectors to the scheme refer to traffic problems on Oxford Road and the harm that would be caused by additional vehicles visiting the site. Although the road was not particularly busy at the time of my visit around midday on a Monday, I note that the road serves a nearby school and it has been necessary to introduce traffic calming measures and parking restrictions on the highway. Moreover, there is a sharp bend in the highway approximately 60 metres from the site. Clearly it would be detrimental to highway safety if the development resulted in visitors to the site parking on the highway at this location.

8. The application drawings show a proposal for three new parking bays in the front garden of the appeal site. However, I am concerned about the narrow width of the site, which is approximately 9.1 metres, and I do not agree with the appellant that customers would be able to turn their vehicles around with ease on the site. If all the parking spaces shown on the application plans were occupied, it seems to me that there would be insufficient space for a vehicle to turn around on the site. It may be possible to redesign the parking layout so that turning movements could take place on site, but whatever design was adopted, it seems to me that the narrow width of the front garden would discourage many visitors from attempting to turn around on the site. This would lead to vehicles either reversing in or out of the site, to the detriment of highway safety and the free flow of traffic in Oxford Road.

9. The appellant has indicated an intention to operate an appointment system and a pick up and delivery service for the cattery. However, I do not consider that this would reduce the number of customers visiting the site to an acceptable level. In my judgement, any material increase in the need to reverse on the highway on this part of Oxford Road should be resisted and I conclude that the appeal proposal would have a seriously detrimental impact on highway safety for this reason, and thereby conflict with the aims of local planning policies in this respect.

10. I have taken account of all other matters raised in the representations, including the fact that there are other businesses operating elsewhere in Oxford Road. However, it appears to me that the guest-house and dental surgery referred to are situated on wider plots where turning movements can be more easily undertaken on site. Moreover, these sites are further away from the bend in Oxford Road, referred to above. I consider that this and the other matters raised do not outweigh the factors that have led to my conclusions on the main issues in this case.

Conclusions

11. For the reasons given, I conclude that the appeal should be dismissed.

Formal Decision

12. In exercise of the powers transferred to me, I dismiss the appeal.

M. P. Hill

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs J Clark
69 Oxford Road
WOKINGHAM
Berkshire
RG41 2YH

Application Number: F/2000/1749

Parish: **WOKINGHAM**

Location: **69 Oxford Road, Wokingham**

Proposal: **Proposed erection of timber buildings for use as a cattery**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed development would result in a significant increase in the level of noise and disturbance across the site to the detriment of the residential amenity of the adjacent dwellings and the character and amenity of the surrounding area. As such the proposed development is contrary to Policy SBE2 of the South East Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 30/08/2000

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.

Received by Wokingham District Council

Application No: F/2000/1749

Proposal:
Proposed erection of timber buildings for use as a cattery

Location:
69, Oxford Road, , 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. 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/07/2000. 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

23 June 2000

To:
Environmental Health

From: Nicola Lake

Date: 23 June 2000



Application Number: F/2000/1749

Proposal: Proposed erection of timber buildings for use as a cattery.

Site Address:
69, Oxford Road, , Wokingham.

Applicant:
Mrs J Clark .

Your observations are required in respect of this application within **7 days** of the above date.

Neil Motiram

From: John Mullaney
Sent: 28 July 2000 13:29
To: Neil Motiram
Subject: FW: Catteries

-----Original Message-----
From: Bexley EHCnet [SMTP:bexley@cieh.org.uk]
Sent: 28 July 2000 13:26
To: john.mullaney
Subject: Catteries

I refer to your EHCnet message regarding the above.

We have a number of catteries in residential areas. The largest is licensed for 56 cats. At the time planning permission was sought to enlarge it to its current size there were various complaint made about, noise, odour and attraction of foxes etc.

This department was unable to substantiate any of the complaints and in effect supported teh applicant. The premises have been licensed for many years and to the best of my knowledge we have had no substantiated complaints. It is of course important to ensure that they are designed, constructed and managed correctly.

I hope these comments are helpful.

Please note that EHCnet messages will only be read in future if the subject is coded eg. #GN, #EH etc.

Regards,

Clive Cain
Head of Environmental Health
(Commercial Services)



71 Oxford Road
Wokingham
Berkshire
RG41 2YH

Mr John Mitchell
Development Control Manager
Environmental Services Department - Planning Services
Wokingham County Council
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

3 July 2000

Dear Mr Mitchell,

Application Number: **F/2000/1749**
Site Address: **69 Oxford Road, Wokingham**
Proposal: **Proposed erection of timber buildings for use as a cattery**

I am replying to your letter dated 23 June 2000 regarding the above and wish it to be placed on record that I strongly oppose the above planning application.

As you know, this is a residential and highly built up area, with houses close enough that the affects of a cattery would be felt for the following reasons.

a through traffic on Oxford Road is very heavy and a cattery would, therefore, pose an additional hazard, bearing in mind the close proximity of St. Paul's Junior School and the existing difficulties with parking and access.

b The volume of noise from a cattery can be high, particularly at night when animals are crying for their owners, and the effect on the surrounding area where, apart from adults, there are a number of children, would be unbearable.

c The smell from a cattery can be very unpleasant and would affect any of the neighbours living in the area.

d. It would inevitably attract vermin and flies.

e. A business of any type is detrimental to a residential area, a cattery would be even worse and would lower the tone of the area and almost certainly affect property prices.

Kindly also note that the application states that there are 3 parking bays to the front of the property. I would point out that the household at No. 69 has 2 vehicles of its own. At present, the residents of No. 69 are able to access their garage to the rear of the property. This is only possible because my late husband and I took down a fence between the properties and allowed them to have use of part of our land for access, as good neighbours. I would like you to note that as a direct result of this application, I shall be re-erecting the fence along my original boundary which will deny the applicants vehicle access to their garage and will hence reduce the amount of space available for parking and turning at the front of No. 69 very considerably.

I am an 80 year old woman, who has lived in Oxford Road for the past 18 years and am immediately next door to No. 69. I would be very reluctant to move, but at the same time I would not want to live my life out next door to a cattery that is in a very confined area. I do feel, if this couple are so keen to have a cattery, that they move to a small holding somewhere out in the country.

It should also be noted that the residents of No. 69 have already been keeping fowl in the rear garden in contravention of their property covenant.

It might be worth mentioning that the applicant already runs a sandwich business from home which, in itself, already adds to the traffic chaos.

I have just seen the letter that the residents of No. 69 sent to you, and for them to have 2 metres of land they will have to move onto my land by approximately 6 inches.

I sincerely hope that you will give this your consideration and that common sense will prevail on this issue.

Yours sincerely,

P. Howard

Pat Howard (Mrs)

cc: **Mr John Mullany** - Environmental Health Department
Highways Department



The Cottage
67 Oxford Road
Wokingham
Berkshire
RG41 2YH

Mr John Mitchell
Development Control Manager
Environmental Services Department - Planning Services
Wokingham County Council
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

6 July 2000

Dear Mr Mitchell,

Application Number: **F/2000/1749**
Site Address: **69 Oxford Road, Wokingham**
Proposal: **Proposed erection of timber buildings for use as a cattery**

In response to your letter dated 23 June 2000 regarding the above, I offer below my serious comments as to why this cattery cannot be carried forward.

- This is a residential and highly built up neighbourhood, with houses close enough to feel the affects from a cattery.

- This is also a very heavily congested area. As you will be aware, the traffic in Oxford Road is extremely heavy and, therefore, having a business of this nature will only add to this already extremely busy road. There would also be a great threat of danger where other people's animals are concerned

- The volume of noise from a cattery is high, particularly at night, when these animals will be crying for their owners, and this would effect not only adults in the vicinity but children also, making this a very irresponsible thing to do.

- The smell from a cattery is unpleasant and would affect any properties in the area.

- I think if my neighbours were to consult the deeds of their property they would find a clause stating that live stock cannot be kept on their land and I regard this as live stock as they are not there as living in-house animals.

The frontage of No 69 is so small that they cannot have one car parked out there without it affecting either my frontage or their own drive.

I cannot imagine what possessed my neighbours to consider doing such a thing as the land at the back of their house is not very large. I would suggest a more suitable plan would be for them to move to a small holding out in the country. I consequently trust in your good judgement and common sense that these plans will be carried no further.

As an after thought I might also mention that the wife runs a business from home, making sandwiches, which I feel would not fit in well with a cattery.

Yours sincerely,

Barbara Bench

cc: Mr John Mullany - Environmental Health Department
Highways Department

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Nicola Lake
Planning Department

Date: 27/07/00

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69 OXFORD ROAD, WOKINGHAM, RG11 2YH F/2000/1749

Having regard to the above application I recommend the following conditions be attached should planning permission be granted :

All waste materials produced as a result of operations on site shall be removed in a hygienic and safe manner.

The above premises requires licensing under the Animal Boarding Establishments Act 1963. For further information please contact Neil Motiram of the Environmental Health Commercial Team on 0118 974 6362.

John Mullaney
Environmental Health Officer

Delivered by hand 12/7/00

73, Oxford Road
Wokingham
Berks RG41 2YH
12th July 2000

Environmental Health Dept.
W.D.C.
Shute End.
Wokingham.

Dear Sir,

Re: Application No. F/2000/1749. No 69. Oxford Rd, Wokingham. Application for planning consent for a Cattery.

Enclosed please find a copy of an objection lodged today with the Planning Dept.

I would ask you to take into account all issues raised which are relevant to your dept. as this seems to me, and other local residents, an inappropriate application for a residential area of this type which could have wide implications for others if an unsuitable precedent were to be set.

Yours faithfully
Janet Redrick (Mrs).

BY HAND

73 Oxford Road
Wokingham
Berkshire RG41 2YH

Tel: 01189 790777 (home)
Tel: 01189 535849 (work)

10 July 2000

F.A.O. Miss N Lake
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Miss Lake

Application No. F/2000/1749
No. 69 Oxford Road,Wokingham - Application for Planning Consent for a Cattery - Mrs J Clark

I am writing, as a resident of Oxford Road, Wokingham living in close proximity to No. 69, to object strongly to the above named application and would ask for the following material considerations to be taken into account.

1. For the most part, Oxford Road is a good quality residential neighbourhood. A cattery would change the nature of the area, to its detriment, and would be totally out of keeping.

2. No. 69 is, itself, a modest residential property with only an average sized garden. Planning permission for a cattery would constitute a change of use from residential to business use. A quick look at "Yellow Pages" will show that most catteries, kennels and other businesses of this nature are located in fringe or rural areas where there is more space so that the animals concerned will not generally constitute too great a nuisance to others and in turn, will have more space for their own well being. To grant it would be "the thin end of the wedge" for both Oxford Road and other residential areas and could set an inappropriate precedent elsewhere.

3. There is already a serious traffic problem in Oxford Road which will not be helped by a recently granted planning application for in-fill housing, close by, or the high density development near the station. To add to this chaos by permitting a business at the road's most busy part, only 50 yards from St Paul's Junior School, would, I submit, be sheer lunacy. Access into and out of the dwellings on that part of Oxford Road between the school and the sharp bend is never easy and, frequently almost impossible.

Cont.../2

There is little daytime street parking and there is little off-road parking or turning space on the frontage of No. 69 itself. This situation is likely to be made worse. The owner of No. 71 Oxford Road, Mrs Pat Howard, who is an 80 year old widow, and who is very upset and angry at this application proposes to re-erect the boundary fence between herself and No. 69 which she and her late husband took down, as a kindness to assist Mr & Mrs Clark to access to their garage at the rear of No. 69. When Mrs Howard does re-erect the fence it will curtail the Clarks' access and will mean that their own vehicles may have to be parked on their frontage, thus reducing to negligible any space for customers vehicles. I would add that Mrs Howard has legal right to carry out this action.

4. Environmentally, there would be:

(a) Increased noise pollution, not only from the cats being housed at No. 69 but by local dogs who might well be affected by more cats in the locality. This would be especially problematic at night as many of us can already verify. Just one barking, meowing or crowing pet can be very disruptive and stressful to a whole neighbourhood, let alone a large number of animals missing their owners. I would mention that we residents have for many months, been subjected to a cockerel crowing at all hours of the day and night, (also at No. 69 and in breach of their covenants). God bless the urban fox who solved that problem!

(b) A strong likelihood of unpleasant smells, cats smells, particularly cat urine being very offensive. There are also questions to be answered about how the cat excrement and effluent would be treated and disposed of since, as I understand it, this by-product would be classified as clinical waste and would be subject to Part 11 of the Environmental Protection Act 1990, thus requiring special provision for its disposal.

(c) An increase in vermin and in particular flies which would be inevitably attracted by cat food, excrement and urine, however well run the business might be.

All three items at (a), (b) and (c) have health implications with the addition of environmental stress to those affected.

On a personal level, my own garden is only some 15 yards from No. 69 and parallel to it. I use all of my garden a great deal, especially in summer as do most residents, and would feel very aggrieved to have its amenity value reduced by the offense of a cattery so close by.

In addition I suffer from allergies to a number of airborne pollutants and am particularly sensitive to cats, dogs and horses which is why I live in a residential area and not on a small-holding or farm. I am deeply concerned that I could be adversely affected by the proximity of the cattery. I do not keep pets of my own for this very reason and even find it difficult to visit or stay with friends who do, due to the immediate effect on me.

5. I would also point out that Wokingham District Council is a public body and as such is bound to take account of the European Convention of Human Rights when considering its actions. I would submit that the grant of the application could amount to a denial of other residents' rights under Article 8, a copy of which is enclosed for your information.

Cont.../3

In all the circumstances, taking into account all the above matters and relevant comments by other objectors I would ask the Department to say that this is an application which has little merit and should be refused outright.

I have been in contact with my local councillors, Mr Ray Eke and Mr Jack Earnshaw and have requested that they also take up this issue on behalf of the objectors. I have also notified my Member of Parliament Mr. John Redwood.

May I also add that your Department's system of letter of notification seems rather inadequate in a case like this, being sent only to adjoining occupants. Where the mischief likely to occur is principally in the form of traffic problems, noise and smells, then surely the number of persons notified should be widened. I don't live next door but I anticipate being directly affected, which should, surely be the criteria for notification as not everyone sees the red notice! It is rather different to a porch or conservatory going up close by, when it will generally be just those adjoining neighbours who may be affected .

I would be obliged to be kept informed of developments with this application.

Yours sincerely

Jane Fedrick

Mrs J Fedrick

Enc:

cc: Highways Department W.D.C.
Environmental Health Department W.D.C.
Mr Ray Eke, Councillor, Embrook Ward
Mr Jack Earnshaw, Councillor, Embrook Ward
Mr John Redwood M.P.

Article 8

Right to respect for private and family life

1 Everyone has the right to respect for his private and family life, his home and his correspondence.

2 There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

NEIL & JANET CLARK
69 OXFORD ROAD
WOKINGHAM
BERKS
RG41 2YH
TEL : 01189 629091
E-MAIL janclark@ntlworld.com

PLANNING SERVICES | RPT
POL | TLS
DC JMM/NC
APP
CS 34208
13 SEP 2000
COPIES TO: | ACK:
FILE:

REPLY REQUIRED
27/9

Replied by Phone

Environmental Services Dept,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
RG40 1WR

Dear Mr. Mitchell

11th Sept 00

Application No: F/2000/1749

Proposed erection of a timber building for use as a cattery.

With reference to your refusal for planning permission of above, received on Saturday 2nd Sept, I telephoned Miss Lake, the site officer, on Monday 4th to ask her if there was anything we could change in the proposal that would meet with approval, before we go to appeal.
I suggested that I would be willing to decrease the number of cat units by half to eight, if this sounded more reasonable. Miss Lake suggested that also maybe a change in building materials would be more acceptable and that she would let me know what the opinion of this is.
I have heard nothing back as yet but understand that Miss Lake has been on leave. Therefore I am writing to you to see what your opinions would be on revising the proposal,
I look forward to receiving your advice

Yours sincerely,

J. Clark

Nicola Lake

From: Malvern, Keith (SHS Brk) [MalvernK@plcbrk.siemens.co.uk]
Sent: 21 August 2000 13:19
To: 'Nicola.Lake@wokingham.gov.uk'
Subject: F/2000/1749 - 69 Oxford Road

You have told me that this application is to be refused - I don't wish to have it transferred to the committee list. I will put the form in the post to this effect

Keith Malvern (Councillor, Emmbrook)

Application Number F/2000/1749
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	→		The proposed development would result in a significant increase in the level of noise and disturbance across the site to the detriment of the residential amenity of the adjacent dwellings and the character and amenity of the surrounding area. As such the proposed development is contrary to policy SBE2 of the South East Area local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.
2	→		

RECORD OF SITE VISIT

SITE ADDRESS: 69 Oxford Road Wokingham.

APPLICATION NUMBER: F/2000/1749

OFFICER: Nicola Lake

DATE OF SITE VISIT: 14/7/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES Lamport.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/3 ~~[illegible]~~ Detached Dwellings

4. RELATIONSHIP TO ADJOINING PROPERTIES on very busy road, just post bend. 3 parking on the front would loose all landscaping on the front, fence & down along the boundary of the site & check impact upon the trees, mainly 6ft wooden fence but drops to 5ft at one point. 3ft boundary with No 7 and 67 Gardens slope up

*check parking - Garage to the near. 1. to the near about 1m. No 65 has two very large sheds in their garden.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

* 3 bedroom dwelling at present.

Tel: (0118) 974 6481

Date: 15 Aug 2000

My ref: F/2000/1749

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

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Dear Councillor

Application Number: F/2000/1749
69, Oxford Road, , Wokingham.
Proposed erection of timber buildings for use as a cattery

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 25 Aug 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1749**
69, Oxford Road, , Wokingham.
Proposed erection of timber buildings for use as a cattery

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Earnshaw

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

Tel: (0118) 974 6481

Date: 15 Aug 2000

My ref: F/2000/1749

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

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

Dear Councillor

Application Number: F/2000/1749
69, Oxford Road, , Wokingham.
Proposed erection of timber buildings for use as a cattery

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1749**
69, Oxford Road, , Wokingham.
Proposed erection of timber buildings for use as a cattery

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Malvern

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

Tel: (0118) 974 6481

Date: 15 Aug 2000

My ref: F/2000/1749

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

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

Dear Councillor

Application Number: F/2000/1749
69, Oxford Road, , Wokingham.
Proposed erection of timber buildings for use as a cattery

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 25 Aug 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1749**
69, Oxford Road, , Wokingham.
Proposed erection of timber buildings for use as a cattery

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Eke

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

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1749

Applicant : Mrs J Clark .

Location : 69, Oxford Road, , Wokingham.
Proposal : Proposed erection of timber buildings for use as a cattery

Site Notice Displayed ? :

YES	NO	DATE
✓		14.7.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....14.7.2000.....

Date Registered : 14/06/2000

Earliest Date for Decision : 17/07/2000

Latest Consultation Date/Site Notice Expiry Date : 17/07/2000

This application will have expired on: 09/08/2000. 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 :
Environmental Health - No objection subject to conditions
Wokingham T.C - Recommend refusal on 3 Grounds .
Landscaping - requires further details
~~Highways~~ -
Letters - 1 letter of no objection
Letters - 7 letters of objection .

Planning Issues :
Site Description - within the Identified Settlement.

1.) Impact upon the ~~character~~ residential amenity of the adjacent dwellings

2.) Impact upon the character of the surrounding area .

3.) Impact upon highway safety .

Application Number: F/2000/1749

Appraisal :

1.) Impact upon the residential amenity of the adjacent dwellings

The proposed development is to build a structure in the rear garden of the dwelling to operate as a Cattery. The structure would have 15 individual pens for cats. The structure itself if not for the use would be Permitted development. However, the use does clearly require permission. The structure is located 23m from the rear of the dwellings associated and a similar distance from the adjacent dwellings along Ashford Road. However, the dwellings to the rear - St. Paul's Gate would be only approx. 18m from the rear of the structure. The proposed use would result in a significant increase in activity across the whole of the site with more vehicle and deliveries to the property, visits from customers (also in cars) and the Cats themselves would also create a significant increase in noise and disturbance.

As such, the proposed development would have a significant detrimental impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the character and amenity of the surrounding area.

The proposed development as stated above would result in a significant increase in the level of noise and disturbance upon the front and rear of the site. The Street itself is relatively busy area, with the school about 100m down the road. However, the fronts of the dwellings themselves do have a domestic feel and character. The proposed increase in activity and noise and disturbance would have a significant detrimental impact upon the character and amenity of the surrounding area.

3.) Impact upon the highways

The house itself is a 3 bedroom dwelling, which would require 2 parking spaces. The plan shows 3 spaces, which would have only limited manoeuverability.

Recomendation : ~~Approval~~: ☐ **Refusal:** ☑

(tick appropriate box)

They also sent in a photograph which showed 5 cars in the front area. However, again movement of the cars would be very difficult and would involve reversing into the road.

Applicationo	Name & Address
F/2000/1749	Mrs P Howard 71 Oxford Road Wokingham RG41 2YH
F/2000/1749	B Bench The Cottage 67 Oxford Road Wokingham RG41 2YH
F/2000/1749	Mrs J Fredrick 73 Oxford Road Wokingham RG41 2YH
F/2000/1749	P & K Mulvaney 34 St Pauls Gate Wokingham RG41 2YP
F/2000/1749	Mr & Mrs P Beattie 75 Oxford Road Wokingham RG41 2YH
F/2000/1749	Mr V Robson 4 Villiers Mead Wokingham Rg41 2UB
F/2000/1749	O& G Clift 1 Villiers Mead Wokingham RG41 2UB
F/2000/1749	Cllr. R Eke 55 Lowther Road Wokingham RG41 1JB
F/2000/1749	Mrs B Bench The Cottage 67 Oxford Road Wokingham RG41 2YH
F/2000/1749	A Slade 77 Oxford Road Wokingham RG41 2YH

App refused,
Letter sent 05/09/00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 065	
28 AUG 2000	
COPIES TO:	ACK: ✓
	FILE:

77 Oxford Road
Wokingham
Berkshire
RG41 2YH

Mr John Mitchell
Development Control Manager
Environmental Services Department - Planning Services
Wokingham County Council
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

24 August 2000

Dear Mr Mitchell,

Application Number: **F/2000/1749**
Site Address: **69 Oxford Road, Wokingham**
Proposal: **Proposed Erection of timber building for use as a cattery**

I have recently been informed that a request has been made for planning permission for a cattery at the above address.

Although I live a few houses away from this property, I am most concerned to hear of this application. I suggest that a built up residential area on an extremely busy and dangerous stretch of road is most unsuitable for such a venture which would further increase traffic levels.

On a more personal note, I feel that the immediate neighbours to Mr and Mrs Clark will possibly be affected by unpleasant smells and increased noise.

Please consider these points when viewing this application.

Yours sincerely,

Annette Slade

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1749**

69, Oxford Road, , Wokingham.

Proposed erection of timber buildings for use as a cattery

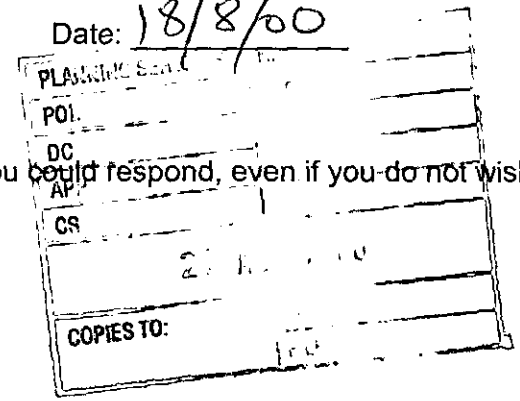
Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 18/8/00

Councillor Malvern

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



LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1749**

69, Oxford Road, , Wokingham.

Proposed erection of timber buildings for use as a cattery

Transfer: Yes ☐ No ☒

Reason for Transfer:

FULLY SUPPORTED AS DO A LARGE NUMBER OF RESIDENTS

WELL DONE !!

Signed: _____ Date: 19 08 2000

Councillor Eke

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

PLANNING SERVICES

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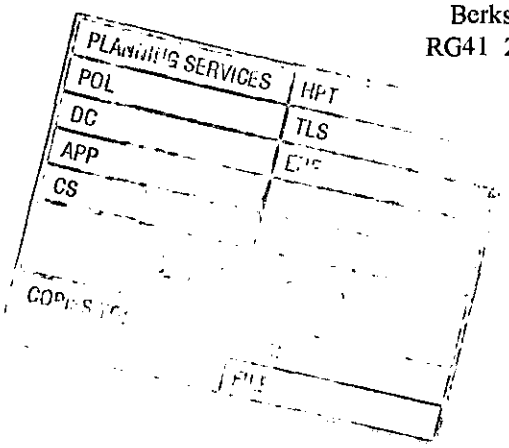
FILE:

N.L

The Cottage
67 Oxford Road
Wokingham
Berkshire
RG41 2YH



Mr John Mitchell
Development Control Manager
Environmental Services Department - Planning Services
Wokingham County Council
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

16 August 2000

Application Number: **F/2000/1749**
Site Address: **69 Oxford Road, Wokingham**
Proposal: **Proposed erection of timber buildings for use as a cattery**

Dear Mr Mitchell,

Having looked at the letters received with regard to the above application, I was rather surprised at the contents of the letter written by Janet Clark, 69 Oxford Road.

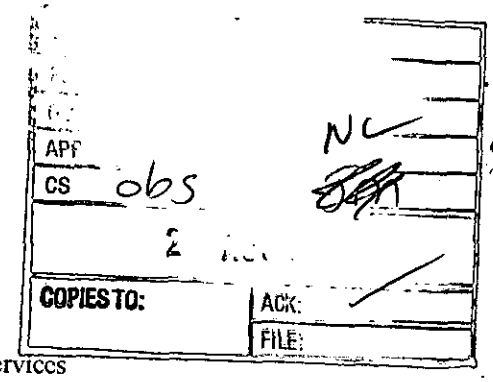
A lot of what was mentioned with regard to the neighbours was untrue, none of us knew anything about the cattery until your letter came through the door, and the only time Mrs Clark decided to put us in the picture was after she realised that we were not happy with the idea of a cattery so close. I would also mention that while she says that Mrs Howard of 71 Oxford Road only took the fence down because she kept banging it which according to Mrs Howard was completely unture, it might also be worth mentioning that Mr and Mrs Howard, at the same time as the fence was taken down, also allowed them to use the side wall of their garage to make up one of the walls of the garage Mr Clark built, which you can imagine she now very much regrets.

I have in the past had problems with Mr and Mrs Clark due to damage to my wall caused by their gutter which is very close to my house, and these facts were given to me by a builder. The damaged caused was to the wall of my kitchen due to the wall being only single brick. When I approached them with regard to them maybe putting up a larger gutter I was told if I wanted it I could do it myself even though he is in the building trade. The reason I mention this, as I know you do not necessarily take these things into consideration, is that you know, should planning permission be given, they will not necessarily take the responsibility seriously enough to run a cattery in area such as this, being that it is so built up and extremely busy traffic wise. As I have previously said before a more rural setting would be much more in keeping with this type of business.

Yours sincerely,

Barbara Bench (Mrs)

cc: Nicola Lake



The Cottage
67 Oxford Road
Wokingham
Berkshire
RG41 2YH

Mr John Mitchell
Development Control Manager
Environmental Services Department - Planning Services
Wokingham County Council
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

16 August 2000

Application Number: **F/2000/1749**
Site Address: **69 Oxford Road, Wokingham**
Proposal: **Proposed erection of timber buildings for use as a cattery**

Dear Mr Mitchell,

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Yours sincerely,

Barbara Bench (Mrs)

cc: Nicola Lake

55 Lowther Road
Wokingham
Berks RG41 1JB

7th August 2000

PLANNING SERVICES	HPT
POL	TLS
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09 AUG 2000	
COPIES TO:	ACK: ✓
	FILE:

The Planning Department
Wokingham District Council

(Attention Nicola Lake)

F/2000/1749 69 OXFORD ROAD< WOKINGHAM
ERECTION TIMBER BUILDINGS FOR USE AS A CATTERY

1. As the Emmbrook District Councillor, I have had representations against the construction of a Cattery in the gardens of No 69 Oxford Road from the surrounding residents

2. My comment is:-
   a. the application does not detail the surrounding houses to the proposed site at the end of the garden. It would appear that the site is in open country!! The properties in St.Pauls Gate are not detailed.

   b. The site is in the centre of a built up area, with houses all around

   c. The plan of the narrow garden does not detail the alignment of the party fence,removed in the past, and now I understand is to be re-erected! The space between the new fence and the rear door of No 69, some 2.0m or less will not allow easy access for transport to the cattery/Oxford Road - for food deliveries,litter removal, etc.

   d. I have tried to find a cattery in a similar location (in the centre of a built up area). I cannot find one. I would like to check on the smell nuisance, the noise nuisance (from both inside and outside the `pens` from visiting `toms` etc.

3. Much as I like animals, I do not think that this proposal should be accepted

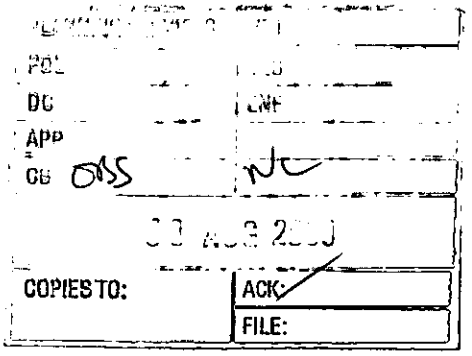
Cllr Ray Eke.

55 Lowther Road
Wokingham
Berks RG41 1JB

7th August 2000

The Planning Department
Wokingham District Council

(Attention Nicola Lake)



F/2000/1749

F/2000/1749 69 OXFORD ROAD< WOKINGHAM
ERECTION TIMBER BUILDINGS FOR USE AS A CATTERY

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   d. I have tried to find a cattery in a similar location (in the centre of a built up area). I cannot find one. I would like to check on the smell nuisance, the noise nuisance (from both inside and outside the `pens` from visiting `toms` etc.

3. Much as I like animals, I do not think that this proposal should be accepted

Cllr Ray Eke.

By Hand
2/08/2000

4 Villiers Mead.
~~Oxford Road,~~
Wokingham,
Berks

PLANNING SERVICES	HPT
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03 AUG 2000	
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Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1BN

Dear Sir, Miss Lake

Application No. F/2000/1749. For Planning Consent for a Cattery at No. 69 Oxford Road,Wokingham

I am writing as a local resident to object to the above application.

The reasons for my objection are as follows:-

1 This is a residential area and the application is totally out of keeping with that.

2. It would add to the already difficult traffic problems in Oxford Road and the roads immediately adjoining.

3.It would cause Environmental Pollution by noise, smell and waste and could well attract vermin and flies.

Please be good enough to take these matters into account when considering the above application.

Yours faithfully

M H Robson.

Michael. H. Robson.

I have been out of the country, sorry for the delay, for this letter but it is not too late

To:
PLANNING &TRANSPORTATION –Nicola Lake

From: Neil Motiram – Environmental Health
EXT: 6362

Date: 3/08/00

Application Number: F/2000/1749

Proposal: Proposed erection of Timber building for use as a cattery

Site Address:
69 Oxford Road, Wokingham

Applicant:
Mrs J Clark

Observations:

To confirm this department has no objections to the proposed application but would require the business to comply with the 'Model licence conditions and Guidance for cat Boarding Establishments. (Animal Boarding Establishments Act 1963).

In addition can you confirm under planning legislation what noise condition/s could be applied in respect of this type of business.

Under Environmental Health Law we can use Section 79 0f the EPA – Statutory Nuisance – re: complaints of noise

By Hand 04/08/2000

0118-9793676

1 Villiers Mead
Wokingham
Berkshire RG41 2UB

PLANNING SERVICES	HPT
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03 AUG 2000	
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Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1BN

1 August 2000

Dear Sirs Miss Lake

APPLICATION No. F/2000/1749. PLANNING CONSENT FOR A CATTERY AT 69 OXFORD ROAD, WOKINGHAM

As local residents we are writing to object to the above planning application. Our reasons are as follows :

1. This is a residential area; a cattery would be quite out of keeping with it.

2. There are already considerable traffic problems in Oxford Road and the adjoining roads. Any traffic concerning the proposed cattery would be quite out of keeping with the traffic for the nearby schools which is considerable and constitutes a problem on its own.

3. In general terms, but particularly for those living closest to No. 69 Oxford Road, the Environmental Pollution resulting from noise, smell and waste would be highly undesirable and, moreover, could well attract vermin and flies.

We understand that this letter should have been submitted earlier. Unfortunately we have been away and the matter has only today been brought to our attention. We nevertheless request that these points be taken into account when the planning application is being considered.

Yours faithfully

Olwen C. Clift

Olwen C Clift

Geoffrey A Clift

PLANNING SERVICES	HPT 32419
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28 JUL 2000	
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WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Nicola Lake
Planning Department

Date: 27/07/00

---

69 OXFORD ROAD, WOKINGHAM, RG11 2YH F/2000/1749

Having regard to the above application I recommend the following conditions be attached should planning permission be granted :

All waste materials produced as a result of operations on site shall be removed in a hygienic and safe manner.

The above premises requires licensing under the Animal Boarding Establishments Act 1963. For further information please contact Neil Motiram of the Environmental Health Commercial Team on 0118 974 6362.

John Mullaney
Environmental Health Officer

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 25th July 2000

Location: 69 Oxford Road Wokingham

Proposal: Proposed erection of timber buildings for use as a cattery.

Application Number: F/2000/1749

In response to your consultation dated 23rd June 2000 for the above application, the landscape comment is as follows:

Further information is necessary before a landscape assessment can be made of this application. In particular the applicant should submit a drawing which shows all existing trees around the proposed new building with their spread of branches and distance from the building carefullly noted. A note should be added to the drawing saying how the trees will be protected during the construction works.

Patricia Green

Patricia Green
Landscape Consultant

By Hand 04/08/2000

NEIL & JANET CLARK
69 OXFORD ROAD
WOKINGHAM
BERKS
RG41 2YH
TEL : 01189 629091
E-MAIL j.clark0@tinyworld.co.uk

PLANNING SERVICES | HPT 32705
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DC NL | ENF
APP |
CS |
[illegible] 2000
COPIES TO: | CK:
FILE:

Environmental Services Dept,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
RG40 1WR

Dear Mr. Mitchell

4th Aug 00

Application No: F/2000/1749

Proposed erection of a timber building for use as a cattery.

With reference to your telephone call the other day, I have established that it will be alright to dispose of the waste products at the local tip, or if we wish to we could use one of the services that collects waste to be incinerated. This waste we shall wrap in double bin liners and keep in a lidded bin to be emptied each day, if need be.

Also to avoid any possible problem of flies during summer months, we can install an electric fly eradicator.

I am also enclosing some photographs we took the other day which show the frontage of our house having five cars of various sizes parked quite easily, although we do not ever envisage having to accommodate more than three (one extra space for every 5 cat pens) as required. I hope this information proves useful.

Yours sincerely,

J. Clark

Enc.






Patrol
175 yds

PLANNING SERVICES | HPT
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CS
21 JUL 2000
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FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Nichola Lake

Application Number: F/2000/1749

Proposal: Proposed erection of timber buildings for use as a cattery

Site Address: 69 Oxford Road, Wokingham.

Applicant: Mrs J Clark

Your observations are required in respect of this application by **17/07/2000**

At their meeting on 18 July 2000, the Planning & Transportation Committee resolved to make the following observations:

Recommend refusal on the grounds of

- **Operating a business in a residential area.**
- **The proposed building is too close to neighbouring properties, and would cause a nuisance.**
- **Environmental Health concerns.**

SIGNED: _____ **DATE:** 20/07/00

CLERK TO Wokingham Town Council

BY HAND 21/07. 11am

PLANNING SERVICES 32122
POL
DC NL
APP
CS
2 JUL 2000
COPIES TO: ACK: FILE:

JANET & NEIL CLARK
69, OXFORD ROAD
WOKINGHAM
BERKS
RG41 2YH
TEL: 01189.629091

Planning Dept,
Wokingham District Council,
Shute End,
Wokingham
Berks

20th July 2000

Dear Miss Lake,

Re: My Application – No. F/2000/1749

I visited the planning dept this morning to have a look at the letters of comment that you have received about the above proposal. I was quite shocked to find that some of the concerns of the neighbours are extremely exaggerated and also contain information made up to suit their views. I suppose you are used to receiving this type of objection.
As if the MP John Redwood would be concerned about the erection of a shed in someone's back garden !!!!

Anyway, some of their concerns I thought may actually be something to do with the planning, although I have already let them know of these following points - my neighbours obviously have not taken in these facts.
I am enclosing a copy of a letter I sent to Mrs Polnik earlier in the year which I gave copies of to my nearest neighbours, I had presumed that you had also seen this letter.

I know, being a resident, that Oxford road is busy at school times and would certainly not entertain opening at these times of day – I will also will keep clients to a strict appointment time - i.e. as the dentist in Oxford Road, in fact I will be offering a collection and delivery service which I know works well, to cut down visitors. Visitors being no more than in any neighbourhood as the cattery is of such a small size. All catteries keep short opening hours to avoid people turning up as and when they feel like it.

We have plenty of room to park at least 3 extra cars on our land, infact if we adjust the layout slightly we can accommodate five comfortably ,the erecting of the original fencing by next door does not hamper our access to the garage and never did, and we don't have to cross onto her land .(the neighbours originally took this fence down as

the old lady kept hitting it with her car), nothing to do with giving us access. She doesn't mention that us being neighbourly too, allow her friends and family to use our driveway when hers is full.!!! One of her friends recently hit my husbands company van whilst it was parked on our own driveway.!! But we did not persue the matter. Anyway this does not concern you.

Obviously a cattery has to conform to the cat licencing standards issued by the environmental health dept, which I have followed strictly, therefore noise is not an issue, insulation being necessary, and catteries kept to these hygiene standards do not smell, after all who would want to board their cat in a smelly cattery? My builder erects animal housing as a profession and knows exactly how to build to stringent rules

I spent time researching and liasing with the planning dept and the environmental health dept before submitting a plan and consulted the expertise of my Aunt who has run a cattery successfully from her back garden of a similar house to our own on the busy Fareham Road in Gosport Hants, for the past nine years. She too met with some opposition at the onset but has had no complaint after being given the chance to prove that this can be done discreetly in a residential area.
Other examples are the Cats Whiskers on Nine Mile Ride near to the Vets on a busy residential part of this road and Kimberdale in Heathlands Road which has neighbours each side with no actual parking facilities.

Other businesses in Oxford road include a Guest House a Dental Practice a Sign Writing establishment a Hire Shop a small industrial estate and a Railway Station !! not to mention that my next door neighbour at 67 forgets that she also runs a business as she has sub divided her house to form a first floor self- contained flat!! Which she lets.

Most people we meet wish us nothing but good luck, but I suppose there is always this type of opposition to change. Especially from older residents.
It was nice to see a letter of support from our neighbours immediately to the rear of the proposed site.

Yours sincerely

J. Clark

Enc

JANET & NEIL CLARK
69 OXFORD ROAD
WOKINGHAM
BERKS
RG41 2YH

TEL:01189 629091

Planning Dept.,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

4th Feb 00

Dear Mrs Polnik,

RE: PROPOSED CATTERY AT 69, OXFORD ROAD WOKINGHAM

Thank you for your letter dated 8th December 99. I now have a plan for the above, which I hope meets all the requirements for a cattery as specified in the ~Model Licence Conditions and Guidance For Cat Boarding Establishments' report which was sent to me by the Department of Environmental Health.

I would like this to be considered for planning permission.

Other considerations I have made would be to offer a collection and delivery service of animals and to keep visitors to precise appointment times so as not to cause disturbance to the neighbours. There is adequate parking at the front of our property, as our own vehicle can be garaged, or on the hardstanding outside the garage, which is not on the shared part of the driveway. I will not be employing any staff, as a Cattery of this small size can be easily managed by myself and my husband. The design of the building is such that no cats will be on view to neighbours, their exercise areas being towards the centre of the building and sleeping areas enclosed and well insulated. The area of the garden is very secluded with 6ft high fence panels to the rear.

Obviously I do not want to cause any disturbance to my neighbours, but would like to provide a service which I, and cat owners I have spoken to, feel is much needed in this area of Wokingham.

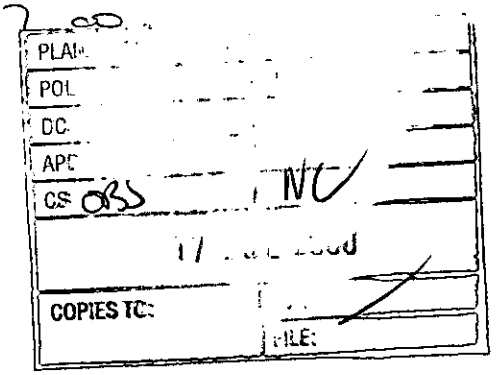
If you require any further details before submitting for planning permission, please contact me.

Thank you for your attention,

yours sincerely,

Janet Clark

By hand 14.7.00



75 Oxford Road
Wokingham
Berkshire
RG41 2YH

12.07.00

Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir

Application No. F/2000/1749. For Planning Consent for a Cattery at No. 69 Oxford Road, Wokingham.

This letter is to formally register our objection to the above application for planning consent at 69 Oxford Road, Wokingham.

As local residents we feel that this application is totally out of keeping with a residential area.

There is a high probability of environmental pollution by noise, smell and potentially hazardous waste with flies and other vermin attracted to the premises.

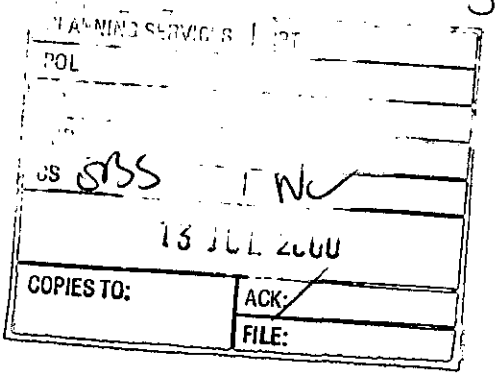
Oxford Road already has enough traffic problems. The speed bumps may have slightly reduced the number of drivers using the road as a 'rat run' but this has been offset by the increase in houses near the station and the number of people taking children to the three local schools. Finally the parking restrictions in force on the road will make it difficult for potential customers to access the property.

I trust you will take our concerns fully into account when considering this application.

Yours Faithfully

Mr P & Mrs K Beattie

By hand · 12.7.00 · 2.35.



BY HAND

73 Oxford Road
Wokingham
Berkshire RG41 2YH

Tel: 01189 790777 (home)
Tel: 01189 535849 (work)

10 July 2000

F.A.O. Miss N Lake
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Miss Lake

Application No. F/2000/1749
No. 69 Oxford Road,Wokingham - Application for Planning Consent for a Cattery - Mrs J Clark

I am writing, as a resident of Oxford Road, Wokingham living in close proximity to No. 69, to object strongly to the above named application and would ask for the following material considerations to be taken into account.

1. For the most part, Oxford Road is a good quality residential neighbourhood. A cattery would change the nature of the area, to its detriment, and would be totally out of keeping.

2. No. 69 is, itself, a modest residential property with only an average sized garden. Planning permission for a cattery would constitute a change of use from residential to business use. A quick look at "Yellow Pages" will show that most catteries, kennels and other businesses of this nature are located in fringe or rural areas where there is more space so that the animals concerned will not generally constitute too great a nuisance to others and in turn, will have more space for their own well being. To grant it would be "the thin end of the wedge" for both Oxford Road and other residential areas and could set an inappropriate precedent elsewhere.

3. There is already a serious traffic problem in Oxford Road which will not be helped by a recently granted planning application for in-fill housing, close by, or the high density development near the station. To add to this chaos by permitting a business at the road's most busy part, only 50 yards from St Paul's Junior School, would, I submit, be sheer lunacy. Access into and out of the dwellings on that part of Oxford Road between the school and the sharp bend is never easy and, frequently almost impossible.

Cont.../2

There is little daytime street parking and there is little off-road parking or turning space on the frontage of No. 69 itself. This situation is likely to be made worse. The owner of No. 71 Oxford Road, Mrs Pat Howard, who is an 80 year old widow, and who is very upset and angry at this application proposes to re-erect the boundary fence between herself and No. 69 which she and her late husband took down, as a kindness to assist Mr & Mrs Clark to access to their garage at the rear of No. 69. When Mrs Howard does re-erect the fence it will curtail the Clarks' access and will mean that their own vehicles may have to be parked on their frontage, thus reducing to negligible any space for customers vehicles. I would add that Mrs Howard has legal right to carry out this action.

4. Environmentally, there would be:

(a) Increased noise pollution, not only from the cats being housed at No. 69 but by local dogs who might well be affected by more cats in the locality. This would be especially problematic at night as many of us can already verify. Just one barking, meowing or crowing pet can be very disruptive and stressful to a whole neighbourhood, let alone a large number of animals missing their owners. I would mention that we residents have for many months, been subjected to a cockerel crowing at all hours of the day and night, (also at No. 69 and in breach of their covenants). God bless the urban fox who solved that problem!

(b) A strong likelihood of unpleasant smells, cats smells, particularly cat urine being very offensive. There are also questions to be answered about how the cat excrement and effluent would be treated and disposed of since, as I understand it, this by-product would be classified as clinical waste and would be subject to Part 11 of the Environmental Protection Act 1990, thus requiring special provision for its disposal.

(c) An increase in vermin and in particular flies which would be inevitably attracted by cat food, excrement and urine, however well run the business might be.

All three items at (a), (b) and (c) have health implications with the addition of environmental stress to those affected.

On a personal level, my own garden is only some 15 yards from No. 69 and parallel to it. I use all of my garden a great deal, especially in summer as do most residents, and would feel very aggrieved to have its amenity value reduced by the offense of a cattery so close by.

In addition I suffer from allergies to a number of airborne pollutants and am particularly sensitive to cats, dogs and horses which is why I live in a residential area and not on a small-holding or farm. I am deeply concerned that I could be adversely affected by the proximity of the cattery. I do not keep pets of my own for this very reason and even find it difficult to visit or stay with friends who do, due to the immediate effect on me.

5. I would also point out that Wokingham District Council is a public body and as such is bound to take account of the European Convention of Human Rights when considering its actions. I would submit that the grant of the application could amount to a denial of other residents' rights under Article 8, a copy of which is enclosed for your information.

Cont.../3

In all the circumstances, taking into account all the above matters and relevant comments by other objectors I would ask the Department to say that this is an application which has little merit and should be refused outright.

I have been in contact with my local councillors, Mr Ray Eke and Mr Jack Earnshaw and have requested that they also take up this issue on behalf of the objectors. I have also notified my Member of Parliament Mr. John Redwood.

May I also add that your Department's system of letter of notification seems rather inadequate in a case like this, being sent only to adjoining occupants. Where the mischief likely to occur is principally in the form of traffic problems, noise and smells, then surely the number of persons notified should be widened. I don't live next door but I anticipate being directly affected, which should, surely be the criteria for notification as not everyone sees the red notice! It is rather different to a porch or conservatory going up close by, when it will generally be just those adjoining neighbours who may be affected .

I would be obliged to be kept informed of developments with this application.

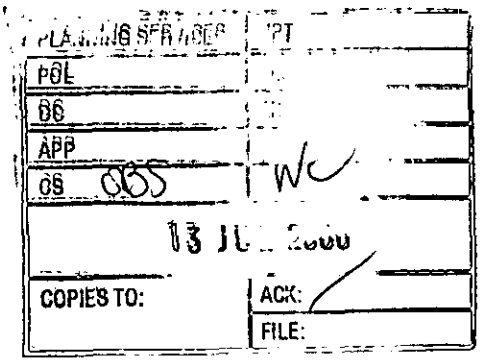
Yours sincerely

Jane Fedrick.

Mrs J Fedrick

Enc:

cc: Highways Department W.D.C.
Environmental Health Department W.D.C.
Mr Ray Eke, Councillor, Embrook Ward
Mr Jack Earnshaw, Councillor, Embrook Ward
Mr John Redwood M.P.



Kiran and Paul Mulvaney
34 St Paul's Gate,
Wokingham,
Berks
RG41 2YP

Wokingham District Council,
Planning Dept.,
Shute End,
Wokingham,
Berks

12.7.00

F/2000/1749

Dear Madam,

Re: Planning Application for Cattery at 69, Oxford Road

You have brought to our attention the application as above and after viewing the plans and discussing them with my neighbours at this address, we have come to the conclusion that this project will have no adverse effect on our home or environment and would like to support them in their venture.

Yours sincerely,

K. Mulvaney. P. Mulvaney

P. & K. Mulvaney

00 0635

NC

COPIES TO:

The Cottage
67 Oxford Road
Wokingham
Berkshire
RG41 2YH

Mr John Mitchell
Development Control Manager
Environmental Services Department - Planning Services
Wokingham County Council
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

6 July 2000

Dear Mr Mitchell,

Application Number: **F/2000/1749**
Site Address: **69 Oxford Road, Wokingham**
Proposal: **Proposed erection of timber buildings for use as a cattery**

In response to your letter dated 23 June 2000 regarding the above, I offer below my serious comments as to why this cattery cannot be carried forward.

- This is a residential and highly built up neighbourhood, with houses close enough to feel the affects from a cattery.

- This is also a very heavily congested area. As you will be aware, the traffic in Oxford Road is extremely heavy and, therefore, having a business of this nature will only add to this already extremely busy road. There would also be a great threat of danger where other people's animals are concerned

- The volume of noise from a cattery is high, particularly at night, when these animals will be crying for their owners, and this would effect not only adults in the vicinity but children also, making this a very irresponsible thing to do.

- The smell from a cattery is unpleasant and would affect any properties in the area.

- I think if my neighbours were to consult the deeds of their property they would find a clause stating that live stock cannot be kept on their land and I regard this as live stock as they are not there as living in-house animals.

The frontage of No 69 is so small that they cannot have one car parked out there without it affecting either my frontage or their own drive.

I cannot imagine what possessed my neighbours to consider doing such a thing as the land at the back of their house is not very large. I would suggest a more suitable plan would be for them to move to a small holding out in the country. I consequently trust in your good judgement and common sense that these plans will be carried no further.

As an after thought I might also mention that the wife runs a business from home, making sandwiches, which I feel would not fit in well with a cattery.

Yours sincerely,

Barbara Bench

cc: Mr John Mullany - Environmental Health Department
Highways Department

By hand 5.7.00.

PLANNING
POL
DC
APP
CS OBS NL
05 JUL 2000
COPIES TO:
ACK:
FILE:

71 Oxford Road
Wokingham
Berkshire
RG41 2YH

Mr John Mitchell
Development Control Manager
Environmental Services Department - Planning Services
Wokingham County Council
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

3 July 2000

Dear Mr Mitchell,

Application Number: **F/2000/1749**
Site Address: **69 Oxford Road, Wokingham**
Proposal: **Proposed erection of timber buildings for use as a cattery.**

I am replying to your letter dated 23 June 2000 regarding the above and wish it to be placed on record that I strongly oppose the above planning application.

As you know, this is a residential and highly built up area, with houses close enough that the affects of a cattery would be felt for the following reasons.

a through traffic on Oxford Road is very heavy and a cattery would, therefore, pose an additional hazard, bearing in mind the close proximity of St. Paul's Junior School and the existing difficulties with parking and access.

b The volume of noise from a cattery can be high, particularly at night when animals are crying for their owners, and the effect on the surrounding area where, apart from adults, there are a number of children, would be unbearable.

c The smell from a cattery can be very unpleasant and would affect any of the neighbours living in the area.

d. It would inevitably attract vermin and flies.

e. A business of any type is detrimental to a residential area, a cattery would be even worse and would lower the tone of the area and almost certainly affect property prices.

Kindly also note that the application states that there are 3 parking bays to the front of the property. I would point out that the household at No. 69 has 2 vehicles of its own. At present, the residents of No. 69 are able to access their garage to the rear of the property. This is only possible because my late husband and I took down a fence between the properties and allowed them to have use of part of our land for access, as good neighbours. I would like you to note that as a direct result of this application, I shall be re-erecting the fence along my original boundary which will deny the applicants vehicle access to their garage and will hence reduce the amount of space available for parking and turning at the front of No. 69 very considerably.

I am an 80 year old woman, who has lived in Oxford Road for the past 18 years and am immediately next door to No. 69. I would be very reluctant to move, but at the same time I would not want to live my life out next door to a cattery that is in a very confined area. I do feel, if this couple are so keen to have a cattery, that they move to a small holding somewhere out in the country.

It should also be noted that the residents of No. 69 have already been keeping fowl in the rear garden in contravention of their property covenant.

It might be worth mentioning that the applicant already runs a sandwich business from home which, in itself, already adds to the traffic chaos.

I have just seen the letter that the residents of No. 69 sent to you, and for them to have 2 metres of land they will have to move onto my land by approximately 6 inches.

I sincerely hope that you will give this your consideration and that common sense will prevail on this issue.

Yours sincerely,

P. Howard

Pat Howard (Mrs)

cc: **Mr John Mullany** - Environmental Health Department
Highways Department

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 23 June 2000

Application Number: F/2000/1749

Proposal: Proposed erection of timber buildings for use as a cattery

Parish: WOKINGHAM TOWN

Site Address:
69, Oxford Road, , Wokingham.

Applicant:
Mrs J Clark .

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).

Highways would require information regarding to the amount of trading, and operating hours.

Thanks.

Signed: _____ **Print name:** Stephanie Knowles.

10/07/00.

Article 8

Right to respect for private and family life

1 Everyone has the right to respect for his private and family life, his home and his correspondence.

2 There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1745 relates.

Address of site 69, OXFORD ROAD

WOKINGHAM BERKS RG41 2YH.

Signed J Clark.

Date 28.6.00.

Postage will be paid by licensee

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

Business reply service
License no. RG147

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

69 OXFORD ROAD

ORD 758

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DAT COM
PLANNING	BUILDING			PLANNING	BUILDING		
	9551M	12.7.73	Installatioh of w.c. on ground floor		13.7.73		
			(Miss E. Fergusson Kelly)				
1	BRA10138		DORMER EXT./HALL/LOANS (MR. A. ABRAHAM)		29/7/74		APP

JANET & NEIL CLARK
69 OXFORD ROAD
WOKINGHAM
BERKS
RG41 2YH

TEL:01189 629091

31190
NL
DC
APP
CS
COPIES TO:
ACK:
FILE:

Environmental Services Dept,
Planning Sevices,
P.O. Box 157,
Shute End,
Wokingham,
RG40 1WR

Your Ref: **Nicola Lake – F/20001749**

28th June 00

Dear Ms Lake,

I am writing to confirm, as requested, that no part of the proposed building encroaches onto, over or under neighbouring property.

I apologize for this not being clear on the plans.

I look forward to hearing from you soon on the progress of this application,

Yours sincerely,

J.Clark

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 JUN 2000	Map No. ~~65A~~ 75B Site 0.05
Officer: NL / Application No. F\2000\1749	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF TIMBER BUILDINGS FOR USE AS A CATTERY

Location: 69 OXFORD ROAD

Parish: WOKINGHAM Ward: Emmbrook 23.6.2000

Applicant: MRS J CLARK

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (1) 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	ENCROACHMENT LETTER.	✓	
9	Miscellaneous	Do we need to see details of any noise proofing?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 23.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees ✓
Conservation Officer ✓
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓

Encroachment. ✓

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:

* Pre-app attached.

NEIGHBOURS:

S/N + 67, 71, 78 + 80 OXFORD RD. ✓

33, 34 + 35 ST Pauls Gate

1789/a

SECTION 66 CERTIFICATE

Application No. 14.JUN.2000* 1749

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:

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

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) .....

.....

● 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

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

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

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

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

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of 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
	N/A	

Signed . . . . . J Clark . . . . . .

On behalf of . . . . . .

Date . . . . . 13.6.00 . . . . . .

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

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 14. JUN. 2000* 1749

14. JUN. 2000* 1749

1.	**APPLICANT'S NAME**	JANET CLARK
	ADDRESS	69, OXFORD RD. WOKINGHAM
	POST CODE	RG41 2YA **PHONE** 0118 9629091
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	
	ADDRESS	N/A
	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**	REAR GARDEN OF 69, OXFORD RD.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SMALL BOARDING CATTERY
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNER
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	ELEVATION COPY 1-6 MRS J. CLARK PLAN 1 COPY 1-6

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 ?

			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.

RESIDENTIAL

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.

SHIPLAP TIMBER

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.

EXISTING FENCES 4-6' BROWN WOOD

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NEW DRAINAGE

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/NO N/A

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	/	*	N/A	*	/	*
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 DATE 13.6.00

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				
	GENERAL INDUSTRIAL				
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 ANIMAL HOUSING			39.528 Sq Mtrs	
OTHER	Please Specify				
	TOTAL			39.528 Sq Mtrs	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	5	
Proposed		

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.

TEMPORARY ACCOMODATION FOR CATS

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

N/A

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
			1

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 bythe Chief Officerresponsible 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 ?

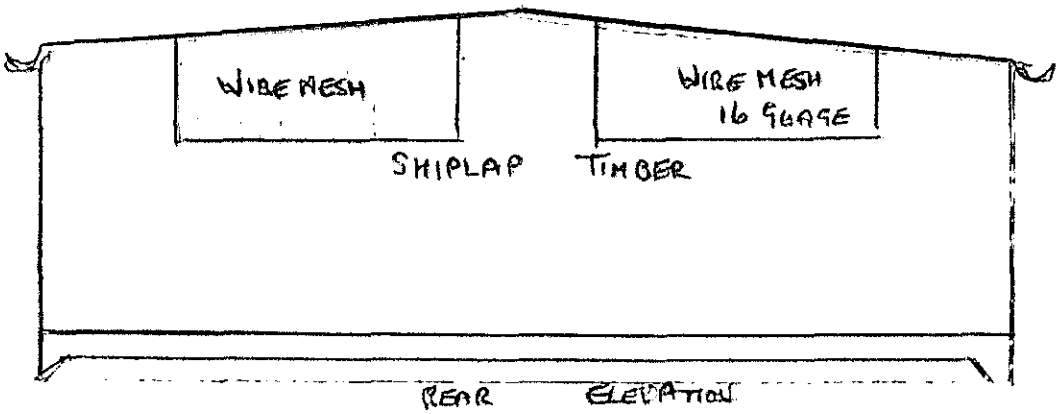
You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive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

DATA PROTECTION ACT 1984

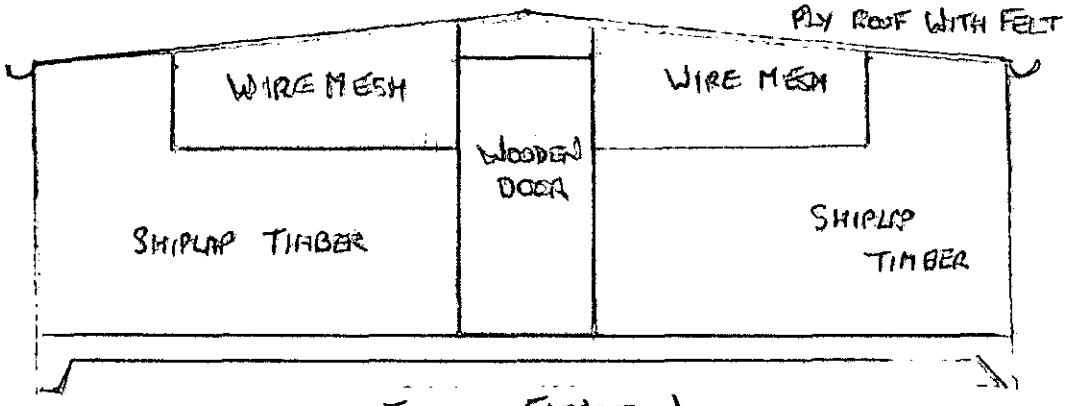
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the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

MRS J. CLARK - 69, OXFORD ROAD

14. JUN. 2010 1749



REAR ELEVATION



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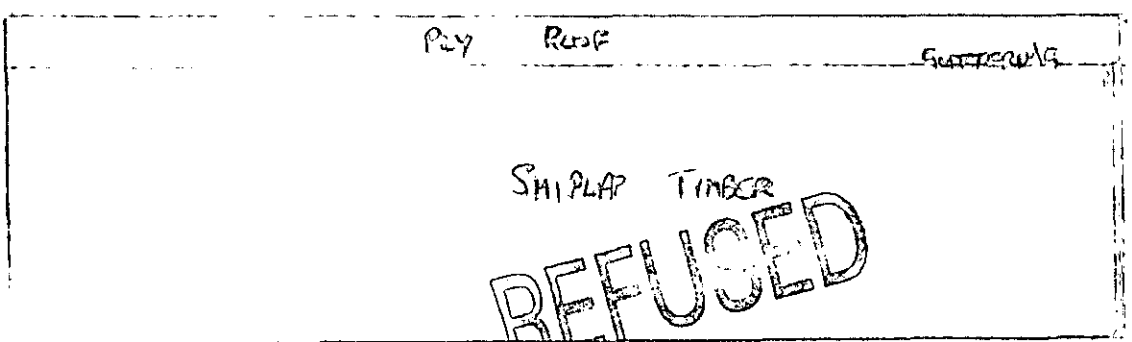
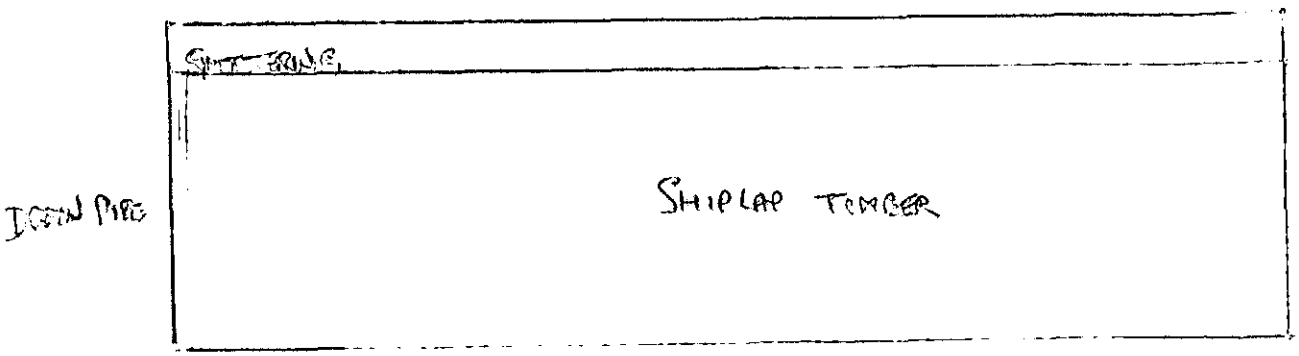


SIDE ELEVATION



SIDE ELEVATION

1-50

ELEVATION COPY 2

X SYSTEMS LTD

APPLICATION NO.1749

Name of appellant:
J Clark

Site address:
69 Oxford Rd

Proposal:Proposed erection of timber buildings for use as a cattery

Case Officer: ~~BE~~ HM

Date 18/4/97

Date Commenced

Date Completed

J:\LABELFP.DOC - VER2 - 03/04/95

CONDITIONAL APPROVAL

Appeal Decision

Site visit made on 08 January 2001

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by Michael Hill BSc MSc CEng MICE FGS

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date
16 JAN 2001

Appeal Ref: APP/X0360/A/00/1051889
69 Oxford Road, Wokingham, Berkshire RG41 2YH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by J Clark against the decision of Wokingham District Council.
- The application (ref:F/2000/1749), dated 13 June 2000, was refused by notice dated 30 August 2000.
- The development proposed is a small boarding cattery.

Summary of Decision: The appeal is dismissed.

Introduction

1. The Council refused planning permission for the proposed cattery because it considered that the noise and disturbance that would be generated by a cattery would be unacceptable at this location. In addition, I am mindful that a number of objectors to the scheme are concerned about its impact on highway safety and traffic conditions in Oxford Road.

Main Issues

2. I consider that the main issues in this case are, firstly, the impact of the development upon the living conditions of neighbouring residents with regard to noise and disturbance and, secondly, the effects on the safety and free flow of traffic on Oxford Road from the proposed on-site parking arrangements.

Planning Policy

3. The Development Plan for the area includes the Berkshire Structure Plan 1991-2006 and the South East Area Local Plan adopted in 1994. Development plan policies seek to ensure that new development contributes positively to the character of its surroundings and to the creation of a safe and attractive environment in which to live. The emerging Wokingham District Local Plan has reached an advanced stage in its progress towards formal adoption and therefore its policies carry some weight in my deliberations. Policy WOS3 of the emerging Local Plan requires, amongst other things, that new development should not harm the amenities of the occupiers of adjoining land and should not have a significant detrimental effect on road safety.

Reasons

4. With regard to the first issue, I agree with the Council that dwellings in the vicinity of the appeal site enjoy a reasonably quiet residential environment. The long rear gardens of the appeal site and adjacent dwellings in Oxford Road are no doubt enjoyed as tranquil areas by the occupiers of those properties. Although an existing building at the rear of No 65 Oxford

Road is used in connection with a sign writing business, I have no evidence to suggest that the operation of this business unduly disturbs the peacefulness of the area.

5. The proposed cattery building would be sited at the rear of the back garden at No 69 Oxford Road, approximately 23metres from the dwelling. Bearing in mind that there would be an open wire mesh area on the front elevation of the proposed building, it seems to me that some noise from the cats occupying the building may be heard in adjacent gardens. This noise and the general comings and goings associated with the business are likely to have some detrimental impact on the living conditions of neighbouring residents particularly whilst enjoying the relative tranquillity of their gardens. However, bearing in the mind the substantial length of the rear gardens in Oxford Road, the close boarded fencing and sections of mature vegetation along the boundaries of the appeal site, and the proposed arrangements for housing the cats, I consider that the impact of noise emanating from the cattery on the living conditions of neighbouring residents in Oxford Road would not be so great as to justify withholding planning permission for this reason alone.

6. I note that the proposed cattery would be close to the boundary with the rear gardens of dwellings in St Paul's Gate. The rear gardens of these dwellings, being about 18m long, are somewhat shorter than those in Oxford Road and, in my judgement, noise from the cattery would cause some harm to the amenities of residents of adjacent dwellings in St Paul's Gate. However, there is a tall close-boarded fence along the boundary of the appeal site with the properties in St Paul's Gate, and a number of large trees at the rear of the appeal site. Again, it should be possible to restrict the noise and disturbance emanating from the site to a level which would ensure that the harm to the amenities of residents of St Paul's Gate was not so great that it justified withholding planning permission for this reason alone. In reaching this conclusion, I am mindful that the occupier of No 34 St Paul's Gate, the property adjoining most of the rear boundary of the appeal site, has indicated that he has no objection to the proposed development. Moreover, the appellant has produced written evidence from a number of persons living close to catteries elsewhere in Berkshire who claim that those catteries do not cause undue noise and disturbance.

7. Turning to the second issue, a number of objectors to the scheme refer to traffic problems on Oxford Road and the harm that would be caused by additional vehicles visiting the site. Although the road was not particularly busy at the time of my visit around midday on a Monday, I note that the road serves a nearby school and it has been necessary to introduce traffic calming measures and parking restrictions on the highway. Moreover, there is a sharp bend in the highway approximately 60 metres from the site. Clearly it would be detrimental to highway safety if the development resulted in visitors to the site parking on the highway at this location.

8. The application drawings show a proposal for three new parking bays in the front garden of the appeal site. However, I am concerned about the narrow width of the site, which is approximately 9.1 metres, and I do not agree with the appellant that customers would be able to turn their vehicles around with ease on the site. If all the parking spaces shown on the application plans were occupied, it seems to me that there would be insufficient space for a vehicle to turn around on the site. It may be possible to redesign the parking layout so that turning movements could take place on site, but whatever design was adopted, it seems to me that the narrow width of the front garden would discourage many visitors from attempting to turn around on the site. This would lead to vehicles either reversing in or out of the site, to the detriment of highway safety and the free flow of traffic in Oxford Road.

9. The appellant has indicated an intention to operate an appointment system and a pick up and delivery service for the cattery. However, I do not consider that this would reduce the number of customers visiting the site to an acceptable level. In my judgement, any material increase in the need to reverse on the highway on this part of Oxford Road should be resisted and I conclude that the appeal proposal would have a seriously detrimental impact on highway safety for this reason, and thereby conflict with the aims of local planning policies in this respect.

10. I have taken account of all other matters raised in the representations, including the fact that there are other businesses operating elsewhere in Oxford Road. However, it appears to me that the guest-house and dental surgery referred to are situated on wider plots where turning movements can be more easily undertaken on site. Moreover, these sites are further away from the bend in Oxford Road, referred to above. I consider that this and the other matters raised do not outweigh the factors that have led to my conclusions on the main issues in this case.

Conclusions

11. For the reasons given, I conclude that the appeal should be dismissed.

Formal Decision

12. In exercise of the powers transferred to me, I dismiss the appeal.

M. P. Hill

INSPECTOR

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

PLANNING SERVICES | HPT
POI | Direct Line | 0117-9876079
DC | Switchboard | 0117-9878000
APP | Fax No | 0117-9878443
CS | GTN | 374-6079
17 JAN 2001
COPIES TO: | ACK:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: f/2000/1749

Our Ref: APP/X0360/A/00/1051889

Date: 16 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY J CLARKE
SITE AT 69 OXFORD RD, WOKINGHAM, BERKS, RG41 2YH

I enclose a copy of our Inspector's decision on the above appeal.

If you have any queries relating to the decision please send them to:

The Complaints Officer
The Planning Inspectorate
Room 14/04
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Phone No. 0117 987 8927 Fax No. 0117 987 6219

Yours faithfully

MMiss A Groves

COVERDL1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs J Clark
69 Oxford Road
WOKINGHAM
Berkshire
RG41 2YH

Application Number: F/2000/1749

Parish: **WOKINGHAM**

Location: **69 Oxford Road, Wokingham**

Proposal: **Proposed erection of timber buildings for use as a cattery**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed development would result in a significant increase in the level of noise and disturbance across the site to the detriment of the residential amenity of the adjacent dwellings and the character and amenity of the surrounding area. As such the proposed development is contrary to Policy SBE2 of the South East Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 30/08/2000

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.

Applicationo	Name & Address
F/2000/1749	Mrs P Howard 71 Oxford Road Wokingham RG41 2YH
F/2000/1749	B Bench The Cottage 67 Oxford Road Wokingham RG41 2YH
F/2000/1749	Mrs J Fedrick 73 Oxford Road Wokingham RG41 2YH
F/2000/1749	P & K Mulvaney 34 St Pauls Gate Wokingham RG41 2YP
F/2000/1749	Mr & Mrs P Beattie 75 Oxford Road Wokingham RG41 2YH
F/2000/1749	Mr V Robson 4 Villiers Mead Wokingham RG41 2UB
F/2000/1749	O& G Clift 1 Villiers Mead Wokingham RG41 2UB
F/2000/1749	A Slade 77 Oxford Road Wokingham RG41 2YH

App refused,
Letter sent 05/09/00

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	J CLARK
APPEAL SITE:	69 OXFORD ROAD, WOKINGHAM
REASON FOR APPEAL:	REFUSAL OF PLANNING PERMISSION FOR THE PROPOSED ERECTION OF TIMBER BUILDINGS FOR USE AS A CATTERY

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/1749

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/00/1051889

1.00 SITE AND SURROUNDINGS

1.01 The appeal site currently comprises a detached dwelling with a long rear garden extending some 35m to the north. Detached dwellings are a characteristic of Oxford Road, as are the long rear gardens. North of the appeal site lie semi-detached properties with shallower rear gardens (17-18m) in a cul-de-sac known as St Paul's Gate. Virtually all of the properties are in residential ownership.

1.02 An appeal location plan is contained in Appendix 1.

2.00 RELEVANT PLANNING HISTORY

2.01 There is no relevant history on the site other than for extensions to the dwelling itself.

2.02 The appeal application was submitted to the Local Planning Authority on the 14th June 2000. However, the application was deemed to be unacceptable, and was refused under delegated powers by the Local Planning Authority on 30th August 2000. The scheme was refused for the following reason:-

The proposed development would result in a significant increase in the level of noise and disturbance across the site to the detriment of the residential amenity of the adjacent dwellings and the character and amenity of the surrounding area. As such the proposed development is contrary to Policy SBE2 of the South East Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan.

3.00 PLANNING POLICY CONTEXT

Berkshire Structure Plan

3.01 The Berkshire Structure Plan 1991-2006 was approved by Berkshire County Council on 4th November 1995. The Structure Plan, Incorporating Alterations was adopted in August 1997. This development plan therefore carries full statutory weight. The relevant policy is set out below:-

EN1 – Protection and Enhancement of the Environment of Built Up Areas.

South East Area Local Plan

3.02 The SEALP was adopted on 15 April 1994. The Planning and Transportation Committee at their meeting on 21 November 1996 resolved to "re-affirm the decisions of this committee and the Council in relation to the current adopted Local Plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision". The relevant policies are set out below:-

SBE1 – Design of New Development.

Wokingham District Local Plan (Deposit Draft)

3.03 A new district-wide local plan is currently under preparation to run for a period 1996-2006. This plan was the subject of public consultation exercises during 1995 and 1996 and was formally placed on deposit from 21st October to 2nd December 1997. The plan has been used for development control purposes since 21st October 1997.

3.04 The deposit period has now ended and the Local Plan Inquiry is proceeded in two stages. The first related to a new settlement of up to 2,500 dwellings which began in October 1998 and finished in October 1999; with the Inspector's Report expected in the middle of 2000. The second part, which considered the remaining policies and proposals (with housing issues at the end) is due to close at the end of November 2000. The Inspectors Report is due late summer 2001.

3.05 Proposed Amendments to the deposit draft were formally placed on deposit from 23rd April 1999 to 11th June 1999, and have been used for development control purposes since 23rd April 1999. The amendments incorporate changes formally agreed by the Planning and Transportation Committees on 9th November 1998, 15th February and 22nd March 1999.

3.06 In September 1999 the Council put a number of matters to the Planning and Transportation Committee regarding proposed amendments not to be proceeded with, and additional proposed amendments. These amendments have been used for development

control purposes since that time. The relevant policies are set out below:

WOS3 - General Development Control Principles

WBE1 - Development in its Local Context.

These policies have been forwarded previously and will not be reproduced in the appendices.

3.07 All government guidance in the form of PPG's, White Paper and Ministerial Statements have been taken into account in the determination of the appeal application.

4.00 CASE IN FAVOUR OF REFUSAL

4.01 The main issues are considered to be:-

1. Impact on the residential amenity of adjacent dwellings.
2. Impact on the character and amenity of the surrounding area.

Residential amenity

4.02 The appeal proposal seeks to erect a large structure in the rear garden of No. 69 Oxford Road for use as a cattery. The structure would be 6.4m wide, 7.3m long and 2.5m to ridge (2.2m to eaves). The structure would be erected adjacent to the northern boundary with the rear gardens of properties in St Paul's Gate. The cattery would provide 15 sleeping/exercising areas. The proposed structure would be located some 23m from the rear of the properties in Oxford Road. However, due to its location the cattery would only be 18m from the rear walls of the properties in St Paul's Gate, and extremely close to their rear garden areas.

4.03 The properties in the vicinity of the appeal site currently enjoy a quiet residential environment, which one would normally expect in an area dominated by houses rather than commercial activities. It is noted that the appellants have made reference to a number of 'commercial' uses nearby in their Additional Document 1. However, the vast majority are some distance from the appeal site. The sign writing business is unlikely to cause noise and disturbance from the use itself. The character of the area is still overwhelmingly residential.

4.04 The building is shown to be constructed of shiplap timber with ply roof and wire mesh areas on the front and rear elevations. Significant concerns have been raised regarding the noise and disturbance created by the cats themselves, particularly in such close proximity to residential properties. The Local Planning Authority considers that the proposal would result in noise, particularly at night from the resident cats. No further details were submitted at the time of consideration of the application by the Local Planning Authority.

4.05 The introduction of a cattery would also result in an increase in vehicular movements with customers dropping off and picking up their cats. It is very unlikely that customers will be sufficiently local to walk to the premises. As a consequence, vehicular movements at the appeal site would be significantly greater than at present. No details were submitted at the time of the application regarding customer movements. The appellant has since stated that cats would be dropped off by appointment only. Notwithstanding the information submitted by the applicant the Local Planning Authority remains concerned at the level of traffic movements, especially as it will be very difficult for the Local Planning Authority to enforce an appointment only, or pick up/collection service undertaken by the appellant.

4.06 The introduction of a cattery in a residential location would inevitably increase traffic movements. The additional vehicular traffic entering and exiting the site would have a detrimental impact upon the residential enjoyment of adjoining occupiers.

4.07 The appeal application would have an adverse impact upon the residential amenity of adjoining occupiers, both by reason of the disturbance from cats themselves and the associated vehicular movements.

Character and amenity of surrounding area

4.08 As mentioned above, the appeal site lies within a residential area. It is accepted that the Oxford Road overall experiences medium traffic flows, both from commuters and parents dropping off children at the school 60m down the road. Notwithstanding this, the fronts of the

dwellings themselves have a domestic feel and character. Vehicular movements from residential properties do not tend to occur throughout the day as well as at peak times.

4.09 The proposed use would result in the introduction of a commercial use within a residential area. For the reasons stated in the section above, the appeal proposal would also have a detrimental impact upon the character of the surrounding area.

5.00 COMMENTS UPON APPELLANTS STATEMENT

5.01 The Local Planning Authority is of the opinion that it would be very difficult to enforce and monitor an appointments only system. In addition, the appellant has stated a maximum of 3 vehicle movements. This is a current estimate and does not appear to be substantiated by empirical evidence from other comparable sites in terms of size and location. It is entirely feasible that vehicular movements could increase over time. This would need to reach significant proportions before the Local Planning Authority would be able to establish intensification of use. As such, an objection is raised by reason of noise and disturbance.

5.02 The appellant states their own cars will not be at the site during the day. Again, there is no way for the Local Planning Authority to ensure that this is adhered to. In addition, the appeal application would not be personal to the appellant but run with the land. As such, the habits of any subsequent owner may alter and therefore raise the significant problem of lack of parking provision on site.

5.03 The Local Planning Authority is not convinced that the majority of customers will walk to the premises. It is considered that customers are unlikely to walk with cats in baskets for more than 5 minutes from the appeal site. The consequent increase in vehicles visiting the premises would have a detrimental impact.

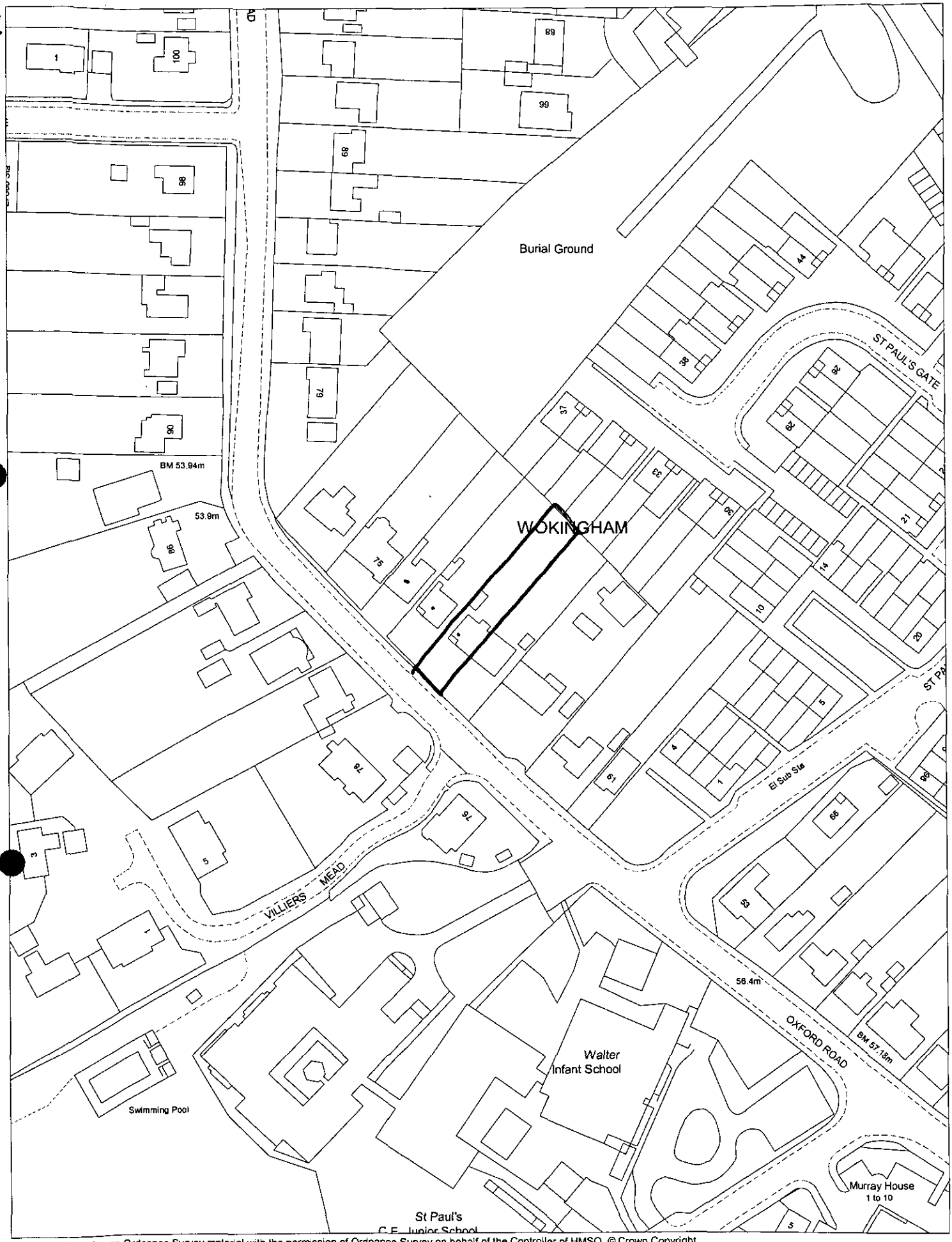
6.00 CONCLUSIONS

6.01 The appeal proposal would result in the introduction of a commercial use within a primarily residential area. The cattery would result in noise and disturbance to adjoining residential properties from the cats themselves, and associated vehicular movements. The proposal would, for the same reason, have an adverse impact upon the character of the area. As such, the appeal proposal is contrary to Policy SBE1 of the South East Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

6.02 No special circumstances have been made by the applicant to override the policy objection to this proposal. The Inspector is therefore respectfully requested to DISMISS the appeal.

6.03 Suggested conditions have already been forwarded under separate cover. However, the Inspector may also wish to consider the appropriateness of imposing conditions to ensure an appointment only system, and to limit times of picking up/dropping off.

APPENDIX 1



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Development Control Section, Environmental Services, Wokingham District Council.

20 November 2000

Scale: 1 : 1250

N W E S

ADDITIONAL DOCUMENT 5

Holly Tree House
off Heathlands Road
Wokingham
Berks
RG40 3AS

6 October 2000

To Whom it may concern.

Dear Sirs,

Re: Mrs J Clark - Oxford Road, Wokingham

I am more than happy to confirm that I have lived for 11 years, a few houses away from the Kimberdale Cattery, during that time I have not been aware of any excess noise as a result of the cats stay at the cattery.

I trust this may help in your decision to grant permission for this cattery to go ahead.

Yours faithfully,

L Bradley (Mrs).

178 Nine Mile Ride
Finchampstead
Berks.
RG40 4SB

3.10.2000

Dear Mrs Clark,

I am writing to you as requested regarding the local cattery.

We live two houses along from the cattery and I must say it doesn't really affect us at all.

On occasion we might hear the cats flask thing in the morning but it couldn't be regarded as a problem. The cattery owners have sufficient driveway for clients to park. All in all, one would barely know that there is a cattery so close to where we live.

I hope I have answered your queries well enough and I wish you good luck in your venture!

yours sincerely

P. Horsfall

MRS. P. HORSFALL

ADDITIONAL DOC 3

Additional Doc 4

[redacted]

MODEL LICENCE CONDITIONS AND GUIDANCE FOR CAT BOARDING ESTABLISHMENTS

ANIMAL BOARDING ESTABLISHMENTS Act 1963

[redacted]

Chartered Institute of Environmental Health

WORKING PARTY REPORT

[redacted]

Feline Advisory Bureau

Chartered Institute of Environmental Health

BSAVA

ASSOCIATION OF DISTRICT COUNCILS

PET TRADE & INDUSTRY ASSOCIATION PTIA

MODEL LICENCE CONDITIONS AND GUIDANCE FOR CAT BOARDING ESTABLISHMENTS

ANIMAL BOARDING ESTABLISHMENTS ACT 1963

RUB PRO
ACCID 577

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PET TRADE AND INDUSTRY ASSOCIATION
PEDIGREE PETFOODS
SPILLERS PETFOODS

OCTOBER 1995

Chartered Institute of Environmental Health

Model Licence Conditions and Guidance for Cat Boarding Establishments

A Report based on the work of the CIEH Animal Boarding Establishments Working Party published in 1993, as amended by discussions with the British Veterinary Association (BVA), British Small Animal Veterinary Association (BSAVA), Feline Advisory Bureau (FAB), Pet Trade and Industry Association (PTIA) and the Association of District Councils (ADC).

This document has been prepared in the best interests of animal welfare and to improve cattery management. No liability rests with the contributing bodies for circumstances arising out of the application of conditions contained within.

Published by: The Chartered Institute of Environmental Health

ISBN 0 900103 52 3

The CIEH is a Registered Charity

Chadwick Court
15 Hatfields
London
SE1 8DJ
Tel: 0171 928 6006

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5-25 Burr Road

THE CHARTERED INSTITUTE OF ENVIRONMENTAL HEALTH

Founded in 1883, the Chartered Institute of Environmental Health (CIEH) is a professional and educational body, dedicated to the promotion of environmental health and to encouraging the highest possible standards in the training and the work of environmental health officers.

The Institute has over 9,000 members, most of whom work for local authorities in England, Wales and Northern Ireland. Apart from providing services and information to members, the Institute also advises government departments on environmental health and is consulted by them on any proposed legislation relevant to the work of environmental health officers.

The Institute received its Royal Charter in 1984.

Sponsorship from the Feline Advisory Bureau for publication was dedicated as a tribute to Sophie Hamilton-Moore who died during 1995.

FOREWORD

Following the passing of the Animal Boarding Establishments Act 1963, the BVA published guidance in the 1970s and again in the 1980s[1] on appropriate conditions to be applied in the licensing of animal boarding establishments. The comments in their 1985 document are still relevant:

"Historically local authorities were recommended to grant licences to premises of sub-standard nature conditional upon the recommended standards being met by a specified date but not later than 1 January 1980. In practice in many instances it has proved impossible to raise the standards of such premises after the initial issue of licences. Concurrently a greater number of premises are now being offered for inspection prior to the granting of licences for the boarding of cats and dogs and no reason can be seen for granting licences to any premises which fail to meet current standards in any major respect."

Animal boarding establishments fulfil a public need. The public have a right to expect that all premises satisfy basic standards relating to the health, welfare and safety of the animals boarded. Establishment owners should know the minimum standards they must attain. The licensing authority should apply the standards sensibily and appropriately.

The continuing task for local authorities, veterinary professionals and the trade is to raise standards of health, safety and animal welfare in such establishments. The conditions contained in this booklet have been agreed by relevant bodies involved in the provision and control of such establishments. The contents represent the minimum standards to be applied in order to achieve that goal.

GRAHAM M JUKES
Chairman

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[1] Animal Boarding Establishments Act 1963 - A Guide for District Authorities and their Veterinary Inspectors, BVA 1985

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This revised booklet is the result of further discussions and deliberations by the following:

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Health and Safety at Work Etc. Act 1974
Environmental Protection Act 1990
Electricity at Work Regulations 1989
Control of Substances Hazardous to Health Regulations 1988
Controlled Waste Regulations 1992

1 INTRODUCTION

Local Authorities issue licences to proprietors of boarding catteries under the provisions of The Animal Boarding Establishments Act 1963. The licence can stipulate a number of conditions to secure the following objectives:

i) that the cats are kept in accommodation suitable in respect of construction, size, temperature, ventilation and cleanliness;

ii) that boarded cats are adequately supplied with food and drink, and are visited at suitable intervals;

iii) that the cats are kept secure;

iv) that reasonable precautions are taken to prevent the spread of infectious diseases;

v) that appropriate steps be taken in the event of an emergency;

vi) that a suitable consistent level of management is maintained.

In 1993, The Chartered Institute of Environmental Health (CIEH) published comprehensive guidance and model licence conditions to ensure that a consistent approach was maintained in the issuing of licences and the enforcement of the legislation by local authorities.

Following the publication of the guidance and model conditions it became apparent that the conditions were being applied by some local authorities too rigidly and without due regard to the detailed guidance notes which, in the original document, were separated from the model conditions. The Guidance Notes provided a detailed explanation for the conditions and provided a framework for a consistent approach while allowing freedom of interpretation and flexibility to be applied by the licensing authorities in accordance with local circumstances.

A working group consisting of CIEH, Association of District Councils (ADC), British Veterinary Association (BVA), British Small Animal Veterinary Association (BSAVA), Feline Advisory Bureau (FAB) and the Pet Trade and Industry Association (PTIA) met to consider changes in the format of the guidance and model conditions based on the CIEH's original work in order to improve the readability, interpretation and consistent application of the document. This booklet and its companion volume dealing with dog boarding establishments contains the model conditions and guidance together with additional information which will be of value to both the industry and enforcement officers.

It should be stressed that the aim of licence conditions is to ensure high standards of animal care and health and safety are maintained in animal boarding establishments. If variations to the model conditions are made, local authorities should bear in mind that the principal aim must still be met.

In new establishments, there is an expectation that all appropriate conditions should be met as a basic minimum standard. In existing establishments taking into account local circumstances, it is accepted that some of the conditions may need to be phased in over a period of time by agreement between the establishment owner and the local authority in which case a licence, subject to an agreed scheme of works and a suitable realistic timescale for implementation, should be issued.

Where appropriate and as necessary, the local authority should seek the advice and assistance of a veterinary surgeon.

For ease of reference and application, the model conditions have been set out in the text in bold notes appended adjacent in italics giving additional information.

Throughout the text and as a licence condition the following applies:

1.1 *Unless* otherwise stated, these conditions shall apply to all buildings and areas to which cats have access and/or which are used in association with the boarding of cats.

Use of the term 'unit' relates to combined sleeping and individual exercise areas.

2 LICENCE DISPLAY

The principal legislation dealing with Animal Boarding Establishments is the Animal Boarding Establishments Act 1963 which addresses the areas to be covered by the licence relating to animal welfare and management. It is essential that consumers and those responsible for premises management are aware of the licence conditions:

LICENCE DISPLAY

2.1 A copy of the licence and its conditions must be suitably displayed to the public in a prominent position in, on or about the boarding establishment.

Notes: If displayed externally the licence and its conditions should be protected from the weather. Preferably the licence should be displayed in the reception area.

The number of cats for which the premises is licensed, the number of isolation and holding units must be specified on the licence. Guidance to their numbers are found in the notes below.

Other legislation and issues to be taken into consideration by cattery owners are:

INSURANCE

Notes: Adequate insurance indemnity should be arranged by the operator of the premises. This should be maintained at a sufficient level to cover the maximum number of cats boarded. Several companies offer policies specific to animal boarding establishments. Details are often advertised in pet publications.

Proprietors of animal boarding establishments are able to ensure purely the liability aspect by taking out third party liability cover. In addition, you can insure against veterinary fees for accident and illness, death from accidents, death from illness and loss from theft and straying. You must insure against public liability.

Employers Liability Insurance is mandatory for boarding establishment owners who employ staff. Employers Liability (Compulsory Insurance) Act 1969.

Certificates of insurance must be prominently displayed.

STAFF FACILITIES

Notes: Staff should be adequately trained in the safe handling of cats, emergency procedures to be followed, and all other aspects of the licence conditions which are pertinent to their work.

Adequate toilet and washing facilities must be available for staff in accordance with health and safety requirements.

An adequate First Aid Kit must be available for staff use.

Staff should also be regularly vaccinated against Tetanus.

ESTABLISHMENTS RECEIVING BOTH CATS AND DOGS

Notes: When the granting of the licence is being consi the local authority, there will be a presumption against dogs being kept within sight of each other, unless good re be made otherwise. [See companion booklet on mode conditions and guidance for dog boarding establishment

In consideration of "Good Reasons" existing facili management must be taken into account.

The whole point of hygienic and safe practice is to pr to clean surfaces.

3.2 WALLS

3.2.1 The walls with which cats may come into contact must be of smooth impervious materials, capable of being easily cleansed. Where concrete or other building blocks or bricks are used, they must be sealed to be as smooth, impervious and be resealed as necessary.

Notes: Suitable materials for the construction of parti would be properly surfaced brick/block constructions, plastic, glass reinforced plastic (GRP), pre-formed plastic board etc. Sealing refers to the use of a proprieta proofing agent for sealing the wall against damp-penet Under certain circumstances, sealing of brickwork ca achieved by rendering prior to sealing.

3.2.2 Junctions between vertical and horizontal sections should be coved. If impractical in existing premises, these joints must be sealed.

Current best building practice should be followed when coving for junctions between vertical and horizontal sec

3.2.3 Full length sneeze barriers must be provided where the gap between units is less than 625 mm (2ft).

A sneeze barrier is particularly effective in controllin infection, which is the commonest disease problem in ca

For sneeze barriers it is preferable to use translucent sheeting or high impact glass or similar, which allo transmission of light. Where a full height sneeze b provided it will be necessary to ensure ventilatio effectively. A gap betwen units is not mandatory. If inco in new buildings this gap must be a minimum of 625 mm

If there is no gap a sneeze barrier must be provided to a n height of 1.2 m (4 ft). If a shelf is provided the barrier extended to a minimum of 0.5 m above the shelf and at l mm beyond the shelf within the exercise area.

All wooden construction or framework should stand absorbent (eg plastic) blocks to prevent damage to the w

3.3 FLOORS AND CONCRETE BASES

3.3.1 The concrete base and floors of all buildings and units, must be of smooth, impervious materials, capable of being easily cleansed. In new catteries, this must incorporate a damp proof membrane.

3.3.2 Floors of all units and individual exercise areas must be constructed and maintained in such a condition as to prevent ponding of liquids. (See Condition 3.1.2)

3.4 CEILINGS AND ROOFING

3.4.1 Ceilings must be capable of being easily cleansed and disinfected.

Notes: When roofing the exercise area consideration sho given to installing translucent ceiling material capable of fi UV light and providing adequate shade.

3.4.2 All exercise areas and the safety passage should be covered with mesh and

Where indoor units are provided, particularly within con outbuildings, consideration should be given to ease of cle

impermeable material, a proportion of which must be translucent.

energy conservation, wildlife access, lighting and ventilation. It is therefore advisable to have a ceiling height of as close to 1.8 m (6 ft) as possible. Where this is not practicable a higher ceiling may be permitted provided it meets the requirements of the condition.

3.5 DOORS

3.5.1 Doors must be strong enough to resist impact and scratching and must be fitted to be capable of being effectively secured.

Notes: For ease of working consideration should be given to the gates to exercise areas and doors to sleeping areas opening outwards.

A cat-flap should be provided in the door to the sleeping compartment to permit easy access to the exercise area. This flap should be closed at night. In catteries of penthouse construction where the litter tray is left outside at night, a swing flap should be used to prevent excessive heat loss in colder weather.

3.5.2 Where metal edging is used, this must not present a risk of injury to the cat.

3.5.3 Adequate constructional precautions must be taken to prevent and control the spread of infectious disease particularly by droplet infection.

In an indoor cattery, there should also be a solid, full-height door between the sleeping compartment and the exercise area to permit staff access from the exercise area to the central corridor through the sleeping compartment. It is advisable to have a cat flap in this door in order to conserve energy.

In new units, the solid doors between units and the central corridor must have an adequate viewing panel to permit inspection of the whole area.

In an indoor cattery the danger of infection from shared air supply is heightened. Effective barriers to prevent cross-infection should be in place, ie solid doors, partitions and ceilings.

3.6 WINDOWS

3.6.1 All windows which pose a security risk must be escape proof at all times.

Notes: Windows when a security risk must be protected by welded mesh, or be made of reinforced glass, polycarbonate or other impact resistant material.

In designing a building conversion to be used as a cattery, consideration should be given to providing a window, with a shelf beneath it, within the sleeping quarters, as cats are great spectators.

Each sleeping compartment should have its own window, with a shelf beneath it, to allow natural daylight into the unit and to permit the cat to look out.

3.7 DRAINAGE

3.7.1 Kitchens must be connected to mains drainage or an approved, localised sewage disposal system.

3.8 LIGHTING

3.8.1 During daylight hours light must be provided to exercise and sleeping areas so that all parts are clearly visible. Where practicable this must be natural light.

Notes: Wherever practicable, each unit should have a so natural light, both to the exercise and to the s compartments.

Natural and artificial lighting must be of sufficient stand enable efficient working after daylight hours.

3.8.2 Adequate supplementary lighting must be provided throughout the establishment.

3.9 VENTILATION

3.9.1 Ventilation must be provided to all interior areas without the creation of excessive, localised draughts in the sleeping area.

Notes: Draughts can be the outcome of ventilation provid animal health. Heating can equally be removed by ventil A balance is necessary between adequate ventilation an unnecessary removal of warm air.

Ventilation is important as an aid to disease control, a prote against smell accumulation, and prevents excessive humidity atmosphere. High humidity should be avoided.

Siting of the bed is an important consideration. Providing a with adequate protective sides to allow the cat "depth" to protection, together with efficient individually controlled hea are considerations in protecting the cat.

Moulded polypropylene beds which can be easily cleaned disinfected are useful here.

4 NUMBERS OF ANIMALS

4.1 NUMBER OF CATS PERMITTED

4.1.1 The maximum number of cats to be kept at any one time is .....[TO BE DETERMINED BY THE LOCAL AUTHORITY].

Notes: The number of cats permitted relates to the number and size of the units and must be stipulated clearly on the front sheet of the displayed licence. The decision regarding the number of cats, as well as considering unit size and numbers, will take into account the effectiveness of site management.

4.1.2 Each cat must be provided with a separate unit except that cats from the same household may share a unit of adequate size with the written consent of the cats' owner.

Cats from the same family who normally live together may prefer to share a unit. It is a requirement that operators obtain written authorisation from the cat owner before unit sharing is allowed. Where sharing occurs, the cats must be provided with separate beds.

4.1.3 Holding units may be provided for temporarily boarding a cat for not more than 24 hours. Existing holding units must have a minimum floor area of 9 sq ft. In new construction the floor area must be a minimum of 12 sq ft. Holding units must have a minimum height of (0.9 m) 3ft.

Holding Units - The number of holding units provided should be agreed between the cattery proprietor and the local authority and noted on the licence. In general, holding units should constitute not more than 25% of the total number of residential units.

The use of holding pens should be kept to a minimum.

4.1.4 No animals other than cats are to be boarded within the licensed facilities without the written approval of the local authority.

It is strongly recommended that any collars or flea collars be removed while cats are being boarded as fatal accidents regarding these have been known to occur.

4.1.5 Where stray cats are accepted by the cattery they must be kept in a separate area away from boarded cats.

4.2 UNIT SIZE, LAYOUT AND EXERCISE FACILITIES

Notes: In existing units, the size requirements for units should be phased in over a number of years after consultation between the cattery owner and the local authority taking into account local circumstances.

4.2.1 In new construction each unit must have a sleeping area and an adjoining exercise area, which is exclusive to that unit.

During cattery construction, it is necessary to use an appropriate design and correct materials to ensure energy conservation and to minimise discomfort to the cat.

4.2.2 In new construction each unit must be provided with a sleeping area of at least 0.85 sq m (9 sq ft) for one cat, 1.5 sq m (16 sq ft) for two cats, 1.85 sq m (20 sq ft) for up to four cats.

The sleeping area may be at ground level or in the form of Penthouses (raised sleeping areas). These latter must be a minimum of 3ft above floor level with a maximum depth of 3ft 6 inches.

Units may be designated as suitable for a specific number of cats, greater than 4, at the discretion of the licensing authority.

All exercise areas must be covered with welded mesh and roofed with a translucent material capable of filtering UV light and providing adequate shade.

4.2.3 Units must have a minimum internal height of 1.8 m (6 ft).

It is strongly recommended that, in new units, the minimum floor area of the sleeping area be 1.5 sq m (16 sq ft) as this allows greater flexibility in usage ie, one or two cats may be boarded in all chalets.

4.2.4 The height of the sleeping area must be at least 3 ft (91 cm) in existing and 4 ft (1.22 m) in new build.

4.2.5 Suitable bedding must be provided which allows the cat to be comfortable and which is capable of being easily and adequately cleaned and disinfected. Such equipment must be sited out of draughts. Bedding material must be checked daily and must be maintained in a clean, parasite-free and dry condition.

4.2.6 In new construction each unit must be provided with an exercise area of at least 1.7 sq m (18 sq ft) for a single cat; 2.23 sq m (24 sq ft) for two cats; 30 sq ft for up to 4 cats.

4.2.7 Units must open onto secure corridors or other secure areas so that cats are not able to escape from the premises.

4.2.8 Exercise areas must not be used as sleeping areas.

4.2.9 There must be direct and voluntary access to the exercise area.

Where galvanised welded mesh is used, the wire diameter must n be less than 1.60mm (16 gauge welded mesh) excluding a covering. The mesh size must not exceed 2.5 cm (1').

All main entrance gates must be lockable.

Communal exercise areas: New communal exercise areas mu never be permitted because of the risk of disease spread a fighting. Where they do exist, they must be phased out as immediate priority.

The relevant sizes of units and number of cats in occupation summary are as follows:

No of Cats	*Size of Sleeping Area*	*Size of Exercise Area*
1	*9 sq ft*	*18 sq ft*
2	*16 sq ft*	*24 sq ft*
4	*20 sq ft*	*30 sq ft*

Greater than 4: the size required will be subject to the agreem and discretion of the licensing authority.

It is strongly recommended that, in new units, the minimum flo area of the sleeping area be 1.5 sq m (16 sq ft) as this allo greater flexibility in usage ie, one or two cats may be boarded all chalets.

Adverse Weather: In adverse weather conditions the responsi person must decide whether or not cats are given free access their exercise area.

5 MANAGEMENT

5.1 TRAINING

5.1.1 A written training policy must be provided. Systematic training of staff must be demonstrated to have been carried out.

Notes: The licensee must formulate a written training policy for permanent, part time and seasonal workers. The following are regarded as essential topics to be covered in the programme:

Animal Welfare
Cleanliness and Hygiene
Feeding and Food Preparation
Disease Control
Recognition and Treatment of Sick Animals
Health and Safety
Emergency Procedures

Transportation of Animals

All vehicles used by the establishment for the transportation of cats should be regularly serviced and kept clean. Suitable carrying baskets or containers for the safe transportation of cats must be used. All vehicles must be secure and should not be left unattended when transporting a cat.

5.2 TEMPERATURE IN UNITS

5.2.1 Heating facilities must be available in the unit and used according to the requirements of the individual cat.

5.2.2 There must be some part of the sleeping area where the cat is able to enjoy a temperature of at least 10°C (50°F).

5.2.3 In isolation units, there should be a means of maintaining the temperature at a level suitable for the conditions of the cat and dependent on veterinary advice.

Notes: Many units have been built without proper concern for the welfare of the cat. The materials used in construction or the lack of sufficient insulation may not offer adequate protection against seasonal temperature variations.

There will be periods in the year where ambient external temperatures will cause temperatures to fluctuate above or below the recommended levels. If the higher temperature is exceeded due to constructural shortcomings rather than normal ambient temperature then artificial means of counteracting this high temperature should be introduced.

Where temperatures lower than indicated are reached, it may be more economical to provide localised sources of heat. The use of individually thermostatically controlled infra-red dull emitters is recommended. Ambient air in the bedding area should be kept at least 10°C (50°F). Heated beds may also be used, provided these are maintained in a safe condition. Convalescing or elderly cats may require higher ambient air temperatures.

The temperature of the isolation units should not be allowed to fall below 15.5°C (60°F) generally, unless specific advice is given to the contrary by the Veterinary Surgeon.

The difficulty of providing maximum temperature levels is acknowledged. 26°C (79°F) is a realistic temperature which should not be exceeded in normal circumstances.

It is important to remember that a minimum temperature of 10°C (50°F) is required in the bedding area and if inadequate attention has been given to construction and insulation it will be necessary to use additional heating and thereby increase running costs.

Failure to provide additional heating will cause cats to s
Particular attention should be paid to design and constru
Geographical orientation is also relevant. Aspect c
temperature and it is often difficult to maintain ade
temperature with north facing openings. Correct attenti
orientation of the unit will allow maximum use of natural li

Similarly in summer temperatures, poorly insulated exterior
allow internal temperatures to build up (similar to car inte
to excessive levels. Even with additional ventilation the cat
suffer.

Some summer temperatures will naturally exceed 26°C (7
Inadequate construction or ventilation of the units must not
excuse to allow unnecessarily high temperatures being attai

Where temperatures are likely to rise above the maximum l
specified in the notes there should be some means of mecha
or automatic cooling/ ventilation.

A safe system of heating must be provided so that risl
electrocution and burning are avoided. Open flame applic
must not be used.

Maintenance and repair of the whole establishment mus
carried out regularly to achieve the requirements listed abo

5.3 CLEANLINESS

5.3.1 All units, corridors, common areas, kitchens etc must be kept clean and free from accumulations of dirt and dust and must be kept in such a manner as to be conducive to maintenance of disease control and cat comfort.

5.3.2 Each occupied unit must be cleansed daily. All excreta and soiled material must be removed from all areas used by cats at least daily and more often if necessary.

5.3.3 All bedding areas must be kept clean and dry.

5.3.4 Suitably sited litter trays, which are easy to clean and impermeable, must be provided at all times. These must be emptied and cleansed at least once a day and as necessary at any time during the day if found to be unduly soiled. A suitable material for litter must be provided.

5.3.5 Each unit must be thoroughly [illegible] **disinfected and dried upon**

Notes: Arrangements must be made with the Waste Colle
Authority or other waste management contractor authorised fo
purposes of the duty of care, under the Environmental Prote
Act 1990, for the removal of other wastes from the establishn

Sawdust or soil are not considered to be suitable litter mate

Cleaning and Disinfection

There are a range of alternative cleansing regimes.

Basically, the regime should include:

1. *Removal of bed, litter tray and all removable fitting*
2. *Wash down, rinse and dry*
3. *Apply disinfectant to manufacturer's stated instructi*
4. *Allow to dry.*
5. *Cleanse and disinfect all fittings.*

The use of detergent and water will "wash down".

There is little point in putting down disinfectant only to wa
away in a short period of time. Bacteria [illegible]
be controlled by using a suitable disinfectant.

Care should be taken to ensure the compatibility of diffe
bactericides, fungicides and virucides if used [illegible]

Great care should be taken when using any chlorine ba
chemical, eg bleach. (See notes on COSHH)

vacation. All fittings and bedding must also be thoroughly cleansed and disinfected at that time.

There is a balance between the cat enjoying a known environment and introducing infection and infestation in wickerwork baskets and old clothing/bedding etc. Staff handling between units further increases the risk of disease spread. While owners' own baskets and bedding may help a cat to settle, particularly during its first stay in boarding conditions, their use should be discouraged as [illegible] control over cleanliness and parasite transmission.

5.3.6 Facilities must be provided for the proper reception, storage and disposal of [illegible] waste. Particular care should be taken to [illegible] arising from the treatment and handling of cats with [illegible] diseases. The main disposal route for all such waste must be incineration.

Where such bedding is provided, the operator must ensure that it is clean and [illegible]

The use of scratching [illegible] although care should be taken to ensure that the post is properly fixed and frequently replaced.

5.3.7 Measures must be taken to minimise the risks from rodents, insects and other pests within the establishment.

5.4 Food and Water Supplies

5.4.1 All cats must be adequately supplied with suitable food. At least two meals a day must be offered at approximately 8 hours apart. Wholesome water must be available at all times [illegible]

Notes: Cats should be fed to a standard compatible with the maintenance of health. Inspectors will observe the general nutritional status of the cats and the [illegible] store and in the process of preparation. If necessary, a veterinary surgeon should be called in to advise. [illegible] quantity be fed in accordance with the instructions of the owner.

[illegible] capable of being easily cleansed and [illegible] must be maintained in a clean condition. Disposable eating dishes may be used.

[illegible] must not be left for excessive periods within the unit in order to avoid smells and flies. More food and water may be [illegible] night. Food dishes should be left outside at night.

Disposable eating dishes, although expensive, are recommended as [illegible] of time and labour since they are immediately disposable. Expanded polystyrene [illegible]

5.4.3 Eating vessels must be cleansed or [illegible]

5.4.4 Drinking vessels must be cleansed at least once a day.

5.5 Kitchen Facilities

5.5.1 Exclusive facilities, hygienically constructed and maintained, must be provided for the storage and preparation of food for the cats.

Notes: Kitchen facilities must be provided in an area separate from the domestic facilities. No household or boarded animals should ever enter this area.

5.5.2 Where fresh and cooked meats are stored, refrigeration facilities must be provided, and food contamination must be avoided.

5.5.3 A sink with hot and cold water must be provided for the washing of food equipment and eating and drinking vessels. A separate wash-hand basin with hot and cold water must also be provided for staff use.

5.5.4 Containers must be provided for the storage of foods and shall be so constructed and kept in such good order, repair and condition as to be proof against insects and other pests.

5.6 Disease Control and Vaccination

5.6.1 Adequate precautions must be taken to prevent and control the spread of infectious and contagious disease and parasites amongst cats, staff [illegible]

5.6.2 [illegible] boarded or resident have current [illegible] against infectious Feline Enteritis, feline respiratory disease and other relevant diseases. The course of vaccination must have been completed at least four weeks before the first date of boarding [illegible] manufacturers instructions. A record that [illegible] must be kept on site throughout the period that the cat is [illegible]

5.6.3 Advice from a veterinary surgeon must be sought in case of signs of [illegible] injury or illness. Where any cat is sick or injured [illegible] which have been given by a veterinary [illegible]

5.6.4 A well stocked first-aid kit suitable for use on cats must be available and accessible on site.

Notes: "Other relevant diseases" allow for the insertion diseases which may be as yet unknown but [illegible] as important in future or which may be added according circumstance eg. chlamydia.

Four weeks is the maximum time for all current vaccines [illegible] A shorter time is acceptable if suita veterinary evidence is provided, based on manufacture [illegible] calici virus.

It is important that there are facilities and procedures [illegible] procedures and understand what action to take in the event of outbreak of disease.

Phenolic disinfectants should not be used around [illegible] should be kept dry during cleaning of enclosures.

If there is evidence of external parasites (fleas, ticks etc) the c should be thoroughly combed with a flea comb. It may then al [illegible] proprietary insecticide except where a lon acting topical insecticide has already been administered.

If there is evidence of internal parasites the advice of a veterina [illegible]

[illegible] accordance with the manufacturers instructions, and hazard shee [illegible] user.

The first-aid kit for use on cats must be kept well stocked at a times. Advice on contents should be available from [illegible] establishment's veterinary surgeon.

It is important to consider procedures to be carried out in case c death or escape. All staff should be made fully aware of thes procedures. They will also help to reassure owners that th establishment acted correctly in that situation. Any cat that ha died on the premises must be referred to a veterinary surgeon an the licensing officer of the local authority must be informed.

veterinary practice should be appointed for the establishment. The name, address and telephone number of the establishment's veterinary surgeon must be displayed in a prominent position in a public area. The 24 hour telephone contact number of the veterinary surgeon used by the establishment should be displayed in a suitable place, close to the telephone and accessible to all members of staff.

5.7 ISOLATION

5.7.1 Isolation facilities must be provided

5.7.2 [illegible] facilities must be in compliance with the [illegible] separate and physically isolated from the main units. This must be a minimum 3 m (10 ft). (See also temperature control.)

5.7.3 Adequate facilities to prevent the spread of infectious disease between the [illegible] provided.

5.7.4 Hands must be washed after leaving the isolation facility before visiting the other units

Notes: Isolation facilities must be provided at the rate of at least 1 isolation unit for up to 30 units and pro rata above that. The number should be noted on the Licence.

Isolation facilities must be used where the presence of infectious disease is suspected. Where stray cats are accepted by the cattery, they must be kept in a separate area away from boarded cats. Isolation facilities must only be used for this purpose in exceptional circumstances ie where stray intake is minimal.

In isolation units there must be a means of maintaining the [illegible] dependant upon veterinary advice. Extremes of temperature in the isolation unit must be avoided and the temperature not allowed to fall below 15°C (60°F).

Protective clothing and equipment, for use only in the isolation facility, must be used to reduce the spread of infection.

In new build isolation facilities separated 10 m from the main [illegible]

5.8 RECORDS

5.8.1 A register must be kept of all cats boarded. The information kept must include the following:

- date of arrival
- name of cat, any identification system such as microchip number or tattoo
- description, breed, age and gender of cat
- name, address and telephone number of owner or keeper
- name, address and telephone number of contact person whilst boarded
- name, address and telephone number of cat's veterinary surgeon
- anticipated and actual date of departure
- health, welfare and nutrition [illegible]

systems are acceptable. If a book register is used, pages must be [illegible]

share may be kept on a separate form if a computerised system is used

It is strongly urged that the establishment introduce formal boarding agreements, stating clearly the responsibilities of both parties during the duration of the boarding. The Licensing Officer of the local authority will consider the details recorded in the register together with the actual facts observed.

Owners should be encouraged to sign an authorisation for [illegible]

3 CONSTRUCTION

3.1 GENERAL

3.1.1 The establishment must, at all times, be laid out and operated in accordance with an approved plan, to be attached to the licence. Before carrying out any alterations, plans must be submitted to

local authority.

3.1.2 All new units must be built on a

to Building Regulations standards. This

and properly treated against wood rot. Only

used.

3.1.4 All internal surfaces used in the construction of walls, floors, partitions, doors and door frames to be durable, smooth and impervious. There must be no projections or rough edges liable to cause injury.

3.1.5 Sleeping areas of units must be so insulated as to prevent extremes of

safe.

3.1.7 The construction must be such that security of the cat is ensured.

3.1.8 All areas to which cats have free

Notes: The conversion of existing buildings should be discouraged. Experience has shown that they may be more

building control department and/or planning department.

The purpose of the plan is to aid interpretation of the conditions applied.

An approved plan need not be a detailed surveyors drawing. A

accommodation will suffice.

The interior and exterior of the buildings should be kept in good

and general surroundings must be kept in a good, clean

recommendation may be a consideration in any decision by the

materials used in the cattery and must include constructional details suitable to reduce the spread of infection, disease and contamination.

Materials used in construction must not contain chemicals harmful to cats. For example, phenol or creosote. Consideration should also be given to providing suitable finishes and adequate thermal insulation, which should be fireproof.

Where galvanised welded mesh is used the wire diameter must not be less than 1.80mm (12 gauge welded mesh) excluding any covering and mesh size must not exceed 2.5 cm (1").

Units may be of different construction, eg full-height houses, half-

outdoor type or indoor units, either built within an existing

Wherever possible, such indoor units should be provided with an outdoor exercise area. Units may also be constructed in a roundel, ie. individual units entered from a circular central area. If correctly constructed and managed in the following specifications, all these will provide better conditions for confined animals, improved hygiene and safer systems of work.

In designing a building conversion to be used as a cattery, consideration should be given to installing a heating unit underneath within the sleeping quarters as cats are great

gap between individual units as the resultant air flow lessens the

breeze barrier between units is required. (See 3.2.3)

5.8.2 The register must be kept readily available for a minimum of 24 months and kept in such a manner as to allow an authorised officer easy access to such information.

5.8.3 Where records are computerised, a back-up copy must be kept. The register must also be available to key members of staff of the establishment at all times.

5.9 [illegible]

5.9.1 Each unit must be clearly numbered (eg numbered), and a system in place which ensures that relevant information about the cat in that unit is readily available.

Notes: An alternative system of identification can be used with approval of the Licensing Authority, providing the system in [illegible] each cat and is readily accessible and easy to use.

The system of identification of units must be capable of contain[illegible] medicinal treatments, etc. If identified on the unit, it must [illegible] stored electronically or manually away from the unit, information must be readily and easily accessible.

5.10 SUPERVISION

5.10.1 A fit and proper person must always be present to exercise supervision and deal with emergencies whenever cats are boarded at the premises.

Notes: Suitable intervals for visiting means intervals of not [illegible] than four hours, starting at 8.00 am, until 6.00 pm. A [illegible] evening visit, between 9 pm and midnight, is stron[illegible] recommended to check the welfare of the cats and that the heat is working.

5.10.2 Cats must be visited at regular intervals, as necessary for their health, safety and welfare.

5.11 FIRE PRECAUTIONS

5.11.1 Appropriate steps must be taken for the protection of the cats in case of fire or other emergencies.

5.11.2 A proper emergency evacuation plan and fire warning procedure must be drawn up and posted on the premises. This [illegible] to be evacuated to in the event of a fire or [illegible] the Fire Prevention Officer.

Notes: It is recommended that plans and details of establishment are logged with the [illegible] protection advice must be sought from the Fire Prevention Officer regarding appropriate fire extinguishers [illegible] of "people first" in the event of fire is [illegible]

Where rebuilding or providing new buildings, the Fire Preventi[illegible] writing and particular regard should be given to the safe storu[illegible]

5.11.4 All electrical installations and appliances must be maintained in a safe condition. There must be a residual current circuit breaker system on each block of units.

5.11.5 Heating appliances must not be sited in a location or manner where they may present a risk of fire, or risk to cats.

5.11.6 Precautions must be taken to prevent any accumulation which may present a risk of fire.

5.11.7 There must be adequate means of raising an alarm in the event of fire or other emergency.

of inflammable substances. Staff should know how to use the fire extinguishers. It is also advisable to install smoke detectors. Electric wiring within the units must be protected against damage by cats.

Cats should not have direct access to open flame heating devices.

6 OTHER RELEVANT LEGISLATION

Health and Safety at Work etc Act 1974

i) There is a duty on all employers and employees to ensure safety of themselves, workmates visitors to the site and contractors. This also extends to the self-employed.

ii) An "accident book" must be provided to record details of accidents and "near misses". annual review will indicate how to keep staff safer by introducing safer practices base experience.

iii) Regard should be had to providing safe systems of work for staff, particularly those involve handling problem cats.

iv) An establishment employing more than four people requires a written safety policy.

v) There is a requirement for a risk assessment to be carried out to identify hazards in the workp and assess risks, eg number of people affected etc, in order to assess any health and safety in an objective manner as far as possible.

Legislation is evolving all the time and reference should be made to enforcement authorities for u date advice.

More details will be available from your local authority or from Management of Health and Safet Work-Approved Code of Practice ISBN 0-11-886330-4 available from HSE Books, tel no. 0797 881 (mail order)

Environmental Protection Act 1990

i) Under section 34 operators have a "duty of care" to ensure that all waste arising from t premises is disposed of without harm to human health or the environment. They may only p their waste to registered carriers or appropriately licensed or authorised disposal facilities.

The definition of waste is currently under review. Reference to the local authority will help clarify position with regard to waste material generated from boarding establishments.

ii) Part III of this Act deals with nuisance. When setting up a boarding establishment, it is m important to consider the potential problems of noise and odour nuisance in order to prev possible legal action which could lead to closure at a later date.

Environmental Health Officers are able to give further advice and guidance on nuisance problems a related statutory provisions.

iii) The use of incinerators to dispose of animal carcasses may require licensing by your lo authority who will advise you regarding the requirements of part 1 of the Environmer Protection Act.

If you use an incinerator you are advised to notify the local authority.

SUGGESTED CONDITIONS IN THE EVENT THAT THE APPEAL IS ALLOWED

(WITHOUT PREJUDICE)

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE: APP/X0360/A/00/1051889

APPELLANT: J. CLARK

APPEAL SITE: 69 OXFORD ROAD, WOKINGHAM

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

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

All waste materials produced as a result of operations on site shall be removed in a hygienic and safe manner.

Reason
In the interests of the amenity of adjoining occupiers.

Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

Reason
To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Before the use hereby permitted commences, the building shall be sound insulated in accordance with a scheme to be submitted to and approved in

writing by the Local Planning Authority, and the approved sound insulation shall be retained and maintained for the duration of the use.

Reason
To safeguard the residential amenities of adjoining residents and the area generally from noise and disturbance.

Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Reason
In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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.

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

Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Reason
To prevent queuing and parking off site, in the interests of highway safety and convenience.

Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason
In the interests of highway safety and convenience.

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the

exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Reasons
In the interests of visual amenity.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason
In the interests of visual amenity.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: J Clark
SITE: 69 Oxford Rd, Wokingham
APPLICATION NO.: 1749
PROPOSAL: Proposed erection of timber buildings for use as a cattery

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Emmbrook

Mr J L Earnshaw

Mr R F N Eke

Mr K A Malvern

Clerk(s) of Parish / Town Council of Wokingham

Mr K Abnett, Town Hall, Market Place, Wokingham RG40 1AS

Environmental Services Department, Engineering Services, Wokingham District Council, PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

Environmental Design WDC
- Trees

Environmental Health WDC

Nicola Lake

To: Malvern, Keith (SHS Brk)
Subject: RE: Appeal against refusal at 69 Oxford Road - F/2000/1749

Cllr Malvern,

Thank you for the information. Heather is going to be dealing with this appeal, however we have discussed it at length. At the moment i am not aware of any offical attempt to move the lampost, but a neighbour has mentioned it to me. If i or Heather finfd out anything more we wil contact you with the relevant information.

Yours sincerely,
Nicola Lake

-----Original Message-----
From: Malvern, Keith (SHS Brk) [SMTP:MalvernK@plcbrk.siemens.co.uk]
Sent: 27 October 2000 16:51
To: 'Nicola.Lake@wokingham.gov.uk'
Subject: Appeal against refusal at 69 Oxford Road - F/2000/1749

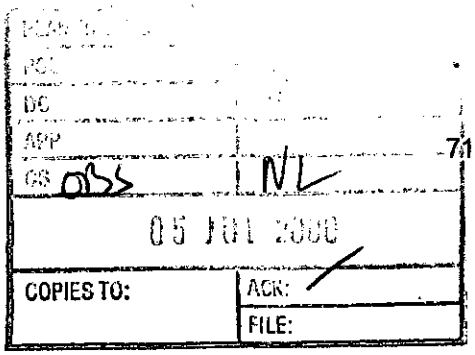
Nicola,

Was reading the appellant's statement yesterday and was surprised to see the statement about moving the lamp column outside no 69. As you can see from the attached John Hiscox is not aware of such a proposal. Do you know anything more about this ?

Keith Malvern

> ----------
> From: John Hiscox[SMTP:John.Hiscox@wokingham.gov.uk]
> Sent: 27 October 2000 16:20
> To: Malvern, Keith (SHS Brk)
> Subject: RE: Street light report
>
> Dear Mr Malvern,
>
> Thank you for the street lighting details.
>
> An instruction has been placed with our contractors, Southern Electric to
> repair the light.
>
> John Hiscox
> Wokingham District Council
> Environmental Services
>
> John.Hiscox@wokingham.gov.uk
> 0118 974 6326
>
> ----Original Message-----
> From: WebComments@wokingham.gov.uk
> [SMTP:WebComments@wokingham.gov.uk]
> Sent: 27 October 2000 13:12
> To: john.hiscox@wokingham.gov.uk
> Subject: Street light report
>
>
> **********
> **
> ***
> LightType: Street lamp
> ColumnNumber: 12
> Street: Oxford Road
> HouseNumber: Wokingham63 ?26/10/00

> Contact_Name: Keith Malvern
> Telephone:
> Email: MalvernK@plcbrk.siemens.co.uk
>
> Problem:
>
> Light out
>
>



71 Oxford Road
Wokingham
Berkshire
RG41 2YH

Mr John Mitchell
Development Control Manager
Environmental Services Department - Planning Services
Wokingham County Council
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

3 July 2000

Dear Mr Mitchell,

Application Number: **F/2000/1749**
Site Address: **69 Oxford Road, Wokingham**
Proposal: **Proposed erection of timber buildings for use as a cattery.**

I am replying to your letter dated 23 June 2000 regarding the above and wish it to be placed on record that I strongly oppose the above planning application.

As you know, this is a residential and highly built up area, with houses close enough that the affects of a cattery would be felt for the following reasons.

a through traffic on Oxford Road is very heavy and a cattery would, therefore, pose an additional hazard, bearing in mind the close proximity of St. Paul's Junior School and the existing difficulties with parking and access.

b. The volume of noise from a cattery can be high, particularly at night when animals are crying for their owners, and the effect on the surrounding area where, apart from adults, there are a number of children, would be unbearable.

c. The smell from a cattery can be very unpleasant and would affect any of the neighbours living in the area.

d. It would inevitably attract vermin and flies.

e. A business of any type is detrimental to a residential area, a cattery would be even worse and would lower the tone of the area and almost certainly affect property prices.

Kindly also note that the application states that there are 3 parking bays to the front of the property. I would point out that the household at No. 69 has 2 vehicles of its own. At present, the residents of No. 69 are able to access their garage to the rear of the property. This is only possible because my late husband and I took down a fence between the properties and allowed them to have use of part of our land for access, as good neighbours. I would like you to note that as a direct result of this application, I shall be re-erecting the fence along my original boundary which will deny the applicants vehicle access to their garage and will hence reduce the amount of space available for parking and turning at the front of No. 69 very considerably.

I am an 80 year old woman, who has lived in Oxford Road for the past 18 years and am immediately next door to No. 69. I would be very reluctant to move, but at the same time I would not want to live my life out next door to a cattery that is in a very confined area. I do feel, if this couple are so keen to have a cattery, that they move to a small holding somewhere out in the country.

It should also be noted that the residents of No. 69 have already been keeping fowl in the rear garden in contravention of their property covenant.

It might be worth mentioning that the applicant already runs a sandwich business from home which, in itself, already adds to the traffic chaos.

I have just seen the letter that the residents of No. 69 sent to you, and for them to have 2 metres of land they will have to move onto my land by approximately 6 inches.

I sincerely hope that you will give this your consideration and that common sense will prevail on this issue.

Yours sincerely,

P. Howard

Pat Howard (Mrs)

cc: **Mr John Mullany** - Environmental Health Department
Highways Department

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 23 June 2000

Application Number: F/2000/1749

Proposal: Proposed erection of timber buildings for use as a cattery

Parish: WOKINGHAM TOWN

Site Address:
69, Oxford Road, , Wokingham.

Applicant:
Mrs J Clark .

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

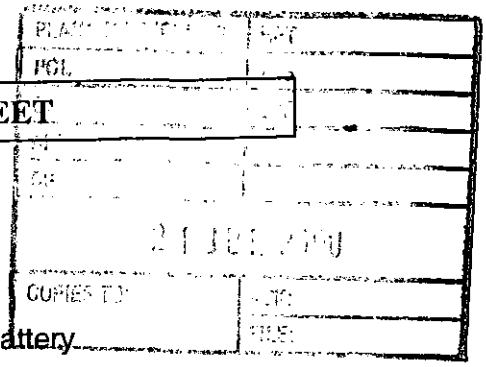
1) ☐ ~~Recommend refusal for the reason(s) **stated below;**~~
2) ☑ ~~Recommend approval but with condition(s) & reason(s) **stated below;**~~
3) ☐ ~~Recommend approval with **no** condition(s) or reason(s).~~

Highways would require information regarding to the amount of trading, and operating hours. [redacted]

Thanks.

Signed: _____ **Print name:** Stephanie Knowles.

10/07/00.



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Nichola Lake

Application Number: F/2000/1749

Proposal: Proposed erection of timber buildings for use as a cattery

Site Address: 69 Oxford Road, Wokingham.

Applicant: Mrs J Clark

Your observations are required in respect of this application by **17/07/2000**

At their meeting on 18 July 2000, the Planning & Transportation Committee resolved to make the following observations:

Recommend refusal on the grounds of

- **Operating a business in a residential area.**
- **The proposed building is too close to neighbouring properties, and would cause a nuisance.**
- **Environmental Health concerns.**

SIGNED: _____ **DATE:** 20/07/00

CLERK TO Wokingham Town Council

PLANNING SERVICES | APP 32419
POL
DC
CS
28 JUL 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Nicola Lake
Planning Department

Date: 27/07/00

---

69 OXFORD ROAD, WOKINGHAM, RG11 2YH F/2000/1749

Having regard to the above application I recommend the following conditions be attached should planning permission be granted :

All waste materials produced as a result of operations on site shall be removed in a hygienic and safe manner.

The above premises requires licensing under the Animal Boarding Establishments Act 1963. For further information please contact Neil Motiram of the Environmental Health Commercial Team on 0118 974 6362.

J Mullaney

John Mullaney
Environmental Health Officer

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 25th July 2000

Location: 69 Oxford Road Wokingham

Proposal: Proposed erection of timber buildings for use as a cattery.

Application Number: F/2000/1749

In response to your consultation dated 23rd June 2000 for the above application, the landscape comment is as follows:

Further information is necessary before a landscape assessment can be made of this application. In particular the applicant should submit a drawing which shows all existing trees around the proposed new building with their spread of branches and distance from the building carefullly noted. A note should be added to the drawing saying how the trees will be protected during the construction works.

Patricia Green

Patricia Green
Landscape Consultant

To:
PLANNING &TRANSPORTATION –Nicola Lake

From: Neil Motiram – Environmental Health
EXT: 6362

Date: 3/08/00

Application Number: F/2000/1749

Proposal: Proposed erection of Timber building for use as a cattery

Site Address:
69 Oxford Road, Wokingham

Applicant:
Mrs J Clark

Observations:

To confirm this department has no objections to the proposed application but would require the business to comply with the 'Model licence conditions and Guidance for cat Boarding Establishments. (Animal Boarding Establishments Act 1963).

In addition can you confirm under planning legislation what noise condition/s could be applied in respect of this type of business.

Under Environmental Health Law we can use Section 79 0f the EPA – Statutory Nuisance – re: complaints of noise

55 Lowther Road
Wokingham
Berks RG41 1JB

7th August 2000

The Planning Department
Wokingham District Council

PLANNING SERVICES	HPT
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CS DOS	N.L
09 AUG 2000	
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	FILE:

(Attention Nicola Lake)

F/2000/1749 69 OXFORD ROAD< WOKINGHAM
ERECTION TIMBER BUILDINGS FOR USE AS A CATTERY

1. As the Emmbrook District Councillor, I have had representations against the construction of a Cattery in the gardens of No 69 Oxford Road from the surrounding residents

2. My comment is:-
   a. the application does not detail the surrounding houses to the proposed site at the end of the garden. It would appear that the site is in open country!! The properties in St.Pauls Gate are not detailed.

   b. The site is in the centre of a built up area, with houses all around

   c. The plan of the narrow garden does not detail the alignment of the party fence,removed in the past, and now I understand is to be re-erected! The space between the new fence and the rear door of No 69, some 2.0m or less will not allow easy access for transport to the cattery/Oxford Road - for food deliveries,litter removal, etc.

   d. I have tried to find a cattery in a similar location (in the centre of a built up area). I cannot find one. I would like to check on the smell nuisance, the noise nuisance (from both inside and outside the `pens` from visiting `toms` etc.

3. Much as I like animals, I do not think that this proposal should be accepted

Cllr Ray Eke.

PLANNING SERVICES | HPT
POL | TLS
TC | ENF
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CS 065 | B
25 AUG 2000
COPIES TO: | ACK: ✓
FILE:

77 Oxford Road
Wokingham
Berkshire
RG41 2YH

Mr John Mitchell
Development Control Manager
Environmental Services Department - Planning Services
Wokingham County Council
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

24 August 2000

Dear Mr Mitchell,

Application Number: **F/2000/1749**
Site Address: **69 Oxford Road, Wokingham**
Proposal: **Proposed Erection of timber building for use as a cattery**

I have recently been informed that a request has been made for planning permission for a cattery at the above address.

Although I live a few houses away from this property, I am most concerned to hear of this application. I suggest that a built up residential area on an extremely busy and dangerous stretch of road is most unsuitable for such a venture which would further increase traffic levels.

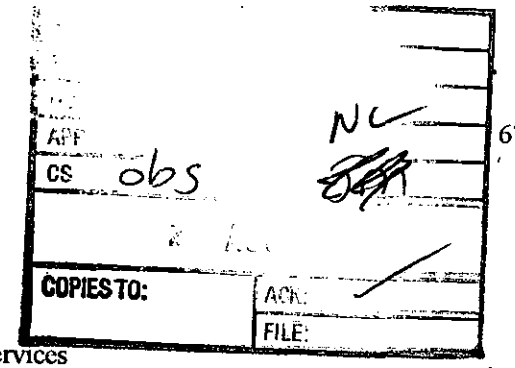
On a more personal note, I feel that the immediate neighbours to Mr and Mrs Clark will possibly be affected by unpleasant smells and increased noise.

Please consider these points when viewing this application.

Yours sincerely,

Annette Slade.

Annette Slade



The Cottage
67 Oxford Road
Wokingham
Berkshire
RG41 2YH

Mr John Mitchell
Development Control Manager
Environmental Services Department - Planning Services
Wokingham County Council
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

16 August 2000

Application Number: **F/2000/1749**
Site Address: **69 Oxford Road, Wokingham**
Proposal: **Proposed erection of timber buildings for use as a cattery**

Dear Mr Mitchell,

Having looked at the letters received with regard to the above application, I was rather surprised at the contents of the letter written by Janet Clark, 69 Oxford Road.

A lot of what was mentioned with regard to the neighbours was untrue, none of us knew anything about the cattery until your letter came through the door, and the only time Mrs Clark decided to put us in the picture was after she realised that we were not happy with the idea of a cattery so close. I would also mention that while she says that Mrs Howard of 71 Oxford Road only took the fence down because she kept banging it which according to Mrs Howard was completely unture, it might also be worth mentioning that Mr and Mrs Howard, at the same time as the fence was taken down, also allowed them to use the side wall of their garage to make up one of the walls of the garage Mr Clark built, which you can imagine she now very much regrets.

I have in the past had problems with Mr and Mrs Clark due to damage to my wall caused by their gutter which is very close to my house, and these facts were given to me by a builder. The damaged caused was to the wall of my kitchen due to the wall being only single brick. When I approached them with regard to them maybe putting up a larger gutter I was told if I wanted it I could do it myself even though he is in the building trade. The reason I mention this, as I know you do not necessarily take these things into consideration, is that you know, should planning permission be given, they will not necessarily take the responsibility seriously enough to run a cattery in area such as this, being that it is so built up and extremely busy traffic wise. As I have previously said before a more rural setting would be much more in keeping with this type of business.

Yours sincerely,

Barbara Bench (Mrs)

cc: Nicola Lake

JH Hand
2/08/2000

4 VILLIERS MEAD.
~~Oxford Road,~~
Wokingham,
Berks

PLANNING SERVICES	HPT
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CS 03	
03 AUG 2000	
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	FILE:

Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1BN

Dear Sir, MISS LAKE

Application No. F/2000/1749. For Planning Consent for a Cattery at No. 69 Oxford Road,Wokingham

I am writing as a local resident to object to the above application.

The reasons for my objection are as follows:-

1 This is a residential area and the application is totally out of keeping with that.

2. It would add to the already difficult traffic problems in Oxford Road and the roads immediately adjoining.

3.It would cause Environmental Pollution by noise, smell and waste and could well attract vermin and flies.

Please be good enough to take these matters into account when considering the above application.

Yours faithfully

MHRobson.

MICHAEL. H. ROBSON.

I have been out of the country, sorry for the delay, for this letter but is not to late

BY HAND 02/08/2000

0118-9793676

1 Villiers Mead
Wokingham
Berkshire RG41 2UB

PLANNING SERVICES	[illegible]
[illegible]	[illegible]
DC	[illegible]
APP	
CS 0033	NC
03 AUG 2000	
COPIES TO:	ACK:
	FILE:

Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1BN

1 August 2000

Dear Sirs Mrs Lake

APPLICATION No. F/2000/1749. PLANNING CONSENT FOR A CATTERY AT 69 OXFORD ROAD, WOKINGHAM

As local residents we are writing to object to the above planning application. Our reasons are as follows :

1. This is a residential area; a cattery would be quite out of keeping with it.

2. There are already considerable traffic problems in Oxford Road and the adjoining roads. Any traffic concerning the proposed cattery would be quite out of keeping with the traffic for the nearby schools which is considerable and constitutes a problem on its own.

3. In general terms, but particularly for those living closest to No. 69 Oxford Road, the Environmental Pollution resulting from noise, smell and waste would be highly undesirable and, moreover, could well attract vermin and flies.

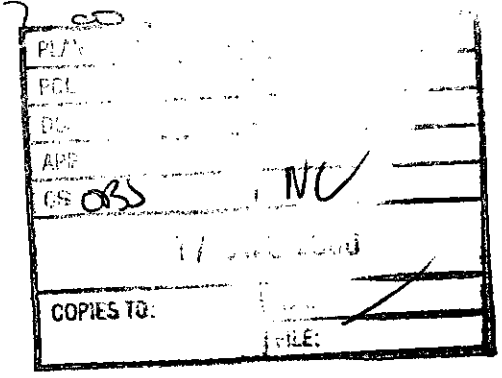
We understand that this letter should have been submitted earlier. Unfortunately we have been away and the matter has only today been brought to our attention. We nevertheless request that these points be taken into account when the planning application is being considered.

Yours faithfully

Olwen C Clift

Geoffrey A Clift

By hand 14.7.00



75 Oxford Road
Wokingham
Berkshire
RG41 2YH

12.07.00

Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir

Application No. F/2000/1749. For Planning Consent for a Cattery at No. 69 Oxford Road, Wokingham.

This letter is to formally register our objection to the above application for planning consent at 69 Oxford Road, Wokingham.

As local residents we feel that this application is totally out of keeping with a residential area.

There is a high probability of environmental pollution by noise, smell and potentially hazardous waste with flies and other vermin attracted to the premises.

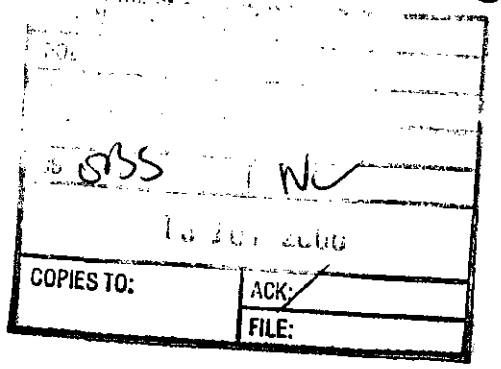
Oxford Road already has enough traffic problems. The speed bumps may have slightly reduced the number of drivers using the road as a 'rat run' but this has been offset by the increase in houses near the station and the number of people taking children to the three local schools. Finally the parking restrictions in force on the road will make it difficult for potential customers to access the property.

I trust you will take our concerns fully into account when considering this application.

Yours Faithfully

Mr P & Mrs K Beattie

BY HAND



73 Oxford Road
Wokingham
Berkshire RG41 2YH

Tel: 01189 790777 (home)
Tel: 01189 535849 (work)

10 July 2000

F.A.O. Miss N Lake
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Miss Lake

Application No. F/2000/1749
No. 69 Oxford Road,Wokingham - Application for Planning Consent for a Cattery - Mrs J Clark

I am writing, as a resident of Oxford Road, Wokingham living in close proximity to No. 69, to object strongly to the above named application and would ask for the following material considerations to be taken into account.

1. For the most part, Oxford Road is a good quality residential neighbourhood. A cattery would change the nature of the area, to its detriment, and would be totally out of keeping.

2. No. 69 is, itself, a modest residential property with only an average sized garden. Planning permission for a cattery would constitute a change of use from residential to business use. A quick look at "Yellow Pages" will show that most catteries, kennels and other businesses of this nature are located in fringe or rural areas where there is more space so that the animals concerned will not generally constitute too great a nuisance to others and in turn, will have more space for their own well being. To grant it would be "the thin end of the wedge" for both Oxford Road and other residential areas and could set an inappropriate precedent elsewhere.

3. There is already a serious traffic problem in Oxford Road which will not be helped by a recently granted planning application for in-fill housing, close by, or the high density development near the station. To add to this chaos by permitting a business at the road's most busy part, only 50 yards from St Paul's Junior School, would, I submit, be sheer lunacy. Access into and out of the dwellings on that part of Oxford Road between the school and the sharp bend is never easy and, frequently almost impossible.

Cont.../2

There is little daytime street parking and there is little off-road parking or turning space on the frontage of No. 69 itself. This situation is likely to be made worse. The owner of No. 71 Oxford Road, Mrs Pat Howard, who is an 80 year old widow, and who is very upset and angry at this application proposes to re-erect the boundary fence between herself and No. 69 which she and her late husband took down, as a kindness to assist Mr & Mrs Clark to access to their garage at the rear of No. 69. When Mrs Howard does re-erect the fence it will curtail the Clarks' access and will mean that their own vehicles may have to be parked on their frontage, thus reducing to negligible any space for customers vehicles. I would add that Mrs Howard has legal right to carry out this action.

4. Environmentally, there would be:

(a) Increased noise pollution, not only from the cats being housed at No. 69 but by local dogs who might well be affected by more cats in the locality. This would be especially problematic at night as many of us can already verify. Just one barking, meowing or crowing pet can be very disruptive and stressful to a whole neighbourhood, let alone a large number of animals missing their owners. I would mention that we residents have for many months, been subjected to a cockerel crowing at all hours of the day and night, (also at No. 69 and in breach of their covenants). God bless the urban fox who solved that problem!

(b) A strong likelihood of unpleasant smells, cats smells, particularly cat urine being very offensive. There are also questions to be answered about how the cat excrement and effluent would be treated and disposed of since, as I understand it, this by-product would be classified as clinical waste and would be subject to Part 11 of the Environmental Protection Act 1990, thus requiring special provision for its disposal.

(c) An increase in vermin and in particular flies which would be inevitably attracted by cat food, excrement and urine, however well run the business might be.

All three items at (a), (b) and (c) have health implications with the addition of environmental stress to those affected.

On a personal level, my own garden is only some 15 yards from No. 69 and parallel to it. I use all of my garden a great deal, especially in summer as do most residents, and would feel very aggrieved to have its amenity value reduced by the offense of a cattery so close by.

In addition I suffer from allergies to a number of airborne pollutants and am particularly sensitive to cats, dogs and horses which is why I live in a residential area and not on a small-holding or farm. I am deeply concerned that I could be adversely affected by the proximity of the cattery. I do not keep pets of my own for this very reason and even find it difficult to visit or stay with friends who do, due to the immediate effect on me.

5. I would also point out that Wokingham District Council is a public body and as such is bound to take account of the European Convention of Human Rights when considering its actions. I would submit that the grant of the application could amount to a denial of other residents' rights under Article 8, a copy of which is enclosed for your information.

Cont.../3

In all the circumstances, taking into account all the above matters and relevant comments by other objectors I would ask the Department to say that this is an application which has little merit and should be refused outright.

I have been in contact with my local councillors, Mr Ray Eke and Mr Jack Earnshaw and have requested that they also take up this issue on behalf of the objectors. I have also notified my Member of Parliament Mr. John Redwood.

May I also add that your Department's system of letter of notification seems rather inadequate in a case like this, being sent only to adjoining occupants. Where the mischief likely to occur is principally in the form of traffic problems, noise and smells, then surely the number of persons notified should be widened. I don't live next door but I anticipate being directly affected, which should, surely be the criteria for notification as not everyone sees the red notice! It is rather different to a porch or conservatory going up close by, when it will generally be just those adjoining neighbours who may be affected .

I would be obliged to be kept informed of developments with this application.

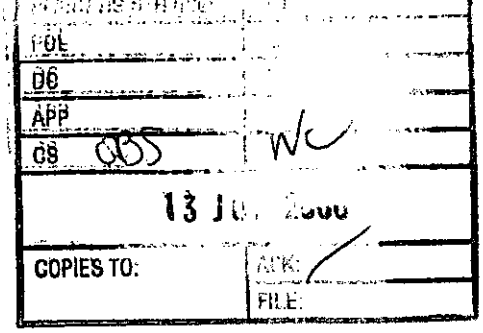
Yours sincerely

Janet Fedrick.

Mrs J Fedrick

Enc:

cc: Highways Department W.D.C.
Environmental Health Department W.D.C.
Mr Ray Eke, Councillor, Embrook Ward
Mr Jack Earnshaw, Councillor, Embrook Ward
Mr John Redwood M.P.



Kiran and Paul Mulvaney
34 St Paul's Gate,
Wokingham,
Berks
RG41 2YP

Wokingham District Council,
Planning Dept.,
Shute End,
Wokingham,
Berks

12.7.00

F/2000/1749

Dear Madam,

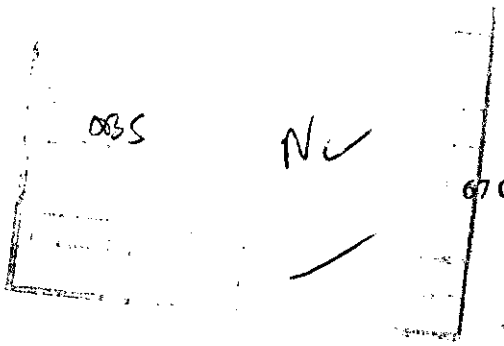
Re: Planning Application for Cattery at 69, Oxford Road

You have brought to our attention the application as above and after viewing the plans and discussing them with my neighbours at this address, we have come to the conclusion that this project will have no adverse effect on our home or environment and would like to support them in their venture.

Yours sincerely,

K. Mulvaney. P. Mulv

P. & K. Mulvaney



The Cottage
67 Oxford Road
Wokingham
Berkshire
RG41 2YH

Mr John Mitchell
Development Control Manager
Environmental Services Department - Planning Services
Wokingham County Council
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

6 July 2000

Dear Mr Mitchell,

Application Number: **F/2000/1749**
Site Address: **69 Oxford Road, Wokingham**
Proposal: **Proposed erection of timber buildings for use as a cattery**

In response to your letter dated 23 June 2000 regarding the above, I offer below my serious comments as to why this cattery cannot be carried forward.

- This is a residential and highly built up neighbourhood, with houses close enough to feel the affects from a cattery.

- This is also a very heavily congested area. As you will be aware, the traffic in Oxford Road is extremely heavy and, therefore, having a business of this nature will only add to this already extremely busy road. There would also be a great threat of danger where other people's animals are concerned

- The volume of noise from a cattery is high, particularly at night, when these animals will be crying for their owners, and this would effect not only adults in the vicinity but children also, making this a very irresponsible thing to do.

- The smell from a cattery is unpleasant and would affect any properties in the area.

- I think if my neighbours were to consult the deeds of their property they would find a clause stating that live stock cannot be kept on their land and I regard this as live stock as they are not there as living in-house animals.

The frontage of No 69 is so small that they cannot have one car parked out there without it affecting either my frontage or their own drive.

I cannot imagine what possessed my neighbours to consider doing such a thing as the land at the back of their house is not very large. I would suggest a more suitable plan would be for them to move to a small holding out in the country. I consequently trust in your good judgement and common sense that these plans will be carried no further.

As an after thought I might also mention that the wife runs a business from home, making sandwiches, which I feel would not fit in well with a cattery.

Yours sincerely,

Barbara Bench

cc: Mr John Mullany - Environmental Health Department
Highways Department

The Planning Inspectorate

For official use only Date received

QUESTIONNAIRE

To be used for all appeals made on or after August 2000

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/00/1051889 **GRID REF:** SU 803 688

APPEAL BY: Janet Clark

SITE: 69 Oxford Rd. WOKINGHAM.

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

1.	Do you agree to the written representations procedure?	YES / ~~NO~~
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or b. a hearing?	~~YES~~ / NO
2. a.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	~~YES~~ / NO
b.	From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	YES / ~~NO~~
3.	Does the appeal relate to an application for approval of reserved matters?	~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO

6. Is the appeal site within an approved Green Belt or AONB?	
Please specify which	~~YES~~ / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	~~YES~~ / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10. Does the appeal relate to an application for conservation area consent?	~~YES~~ / NO
11.a. Does the proposed development involve the demolition, alteration or extension of	~~YES~~ / NO
a Grade I / II* / II listed building?	Grade I/II*/II
b. Would the proposed development affect the setting of a listed building?	~~YES~~ / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	~~YES~~ / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
b. If YES, was English Heritage consulted ? Please attach a copy of any comments	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	~~YES~~ / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	~~YES~~ / NO

15.	Copies of the following documents must, if appropriate, be enclosed with this questionnaire:	
a	Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales)	YES / NO
	Regulations 1999? If YES, please indicate which Schedule.	Sch 1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES / NO
c.	Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	YES / NO

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	2	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. A list of any conditions or limitations you would agree to if the appeal were to be allowed;	1	
l. Any other relevant information or correspondence you consider we should be aware of.		✓

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by?	30·11·00	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.		
	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	14	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / [redacted]	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.	YES / NO	
a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: [signature] on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 25/10/00 OUR REF: F/2000/1749

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SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 778735

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new buildings, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes involving more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the "grain" of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared/required to establish the wider context within which applications will be considered.

❖ *SBE1 DESIGN OF NEW DEVELOPMENT*

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA,

(B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK,

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ *SBE2 INAPPROPRIATE DESIGN*

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful urban environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, local shopping centres in particular, where comprehensive development has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document
November 1999

November

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS
BARKHAM HILL
CHARVIL
EARLEY/SONNING/WOODLEY
FINCHAMPSTEAD
FINCHAMPSTEAD NORTH
HURST
PINEWOOD
RISELEY
SHINFIELD
SINDLESHAM
SPENCERS WOOD
SWALLOWFIELD
THREE MILE CROSS
TWYFORD
WARGRAVE
WINNERSH
WOKINGHAM.

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12a Landscaping schemes should be comprised predominantly, if not wholly, of locally native species.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

The Planning Inspectorate

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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: f/2000/1749

Our Ref: APP/X0360/A/00/1051889

Date: 21 December 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY J CLARKE
SITE AT 69 OXFORD RD, WOKINGHAM, BERKS, RG41 2YH

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

Miss A Groves

217L(BPR)

NEIL & JANET CLARK
69 OXFORD ROAD
WOKINGHAM
BERKS
RG41 2YH
TEL : 01189 629091
E-MAIL j.clark0@tinyworld.co.uk

15 DEC 2000

The Planning Inspectorate,
Room 1004,
Tollgate House,
Houlton Street,
Bristol,
BS2 9DJ

Your Ref: APP/X0360/A/00/1051889

12th Dec 00

Dear Miss Groves,

RE; PLANNING APPEAL BY J. CLARK

Please find enclose my last comments on the points raised by third parties and the LPA.
I have enclosed two copies as requested.

Yours sincerely,

Janet Clark

Comments on points raised:

I do not wish to reiterate points that have already been repeatedly stressed and duplicated by concerned parties, as I have established solutions to these points as submitted already in my appeal statement, thus rendering the policies quoted, non-applicable.

However I have these new points to make:-

There are 2 houses whose gardens back on to ours as shown on the map. High fence panel and trees are between these gardens and the proposed cattery, the back of the cattery will be another 1.5 metres from the fence, only the apex of the roof would be visible from these dwellings. The occupiers of these houses have no objection, I refer to the letter of support sent to the LPA from Mr and Mrs Mulvaney, immediately to the rear.

A fence is insitu along the boundary between us and no 71 all bar a small section of approximately 10 metres between the walls of the houses and the garages. The portion between the houses is used by both to access our garages therefore cannot be fenced, unless on the particular owners side, which would deny there own access only, which would not achieve anything.

My husband has lived in Wokingham all his life and I a total of 24 years. Having lived in Oxford road for 13 years and spent most of my time as a mother and housewife, at home during the day, with children who have attended the schools opposite,I know very well what traffic problems exist therefore am at the advantage of being able to plan around these peak moments. Those residents here that are out at work all day,only experience the heaviest traffic times, as they travel to and from work adding to the traffic at peak time . The only time we have ever witnessed tailbacks this far up Oxford Road was when Station Road was shut this summer due to resurfacing. The calming humps work - in as much as they slow cars enough for drivers to become aware of any accessing to the houses and businesses. The main aspect of having a small business on your own doorstep is that you would want it to blend with local amenity as much as anyone else, if not more, as it is first and foremost your home. We intend to remain in this property and pass it to our children.

During the day there is of course the natural occurrence of parcel / furniture deliveries visitors etc, the length of Oxford Road. Next door , no 67, has two added vehicles coming and going with the lodgers in the upstairs flat, several times a day. This plan poses no more threat to the neighbourhood than these.

The sign writing business whilst making little noise in its running,does cause, with its commercial vans, the exact traffic circumstances being opposed. The main point is that it is situated between two close dwellings, as is the eleven bedroomed Guest House with cars for all these guests, and the Dental Surgery with coming and going for appointments,(both just around the corner) proving that small businesses can run alongside residences with no adverse effects.Cat noise has once again been raised as an issue, you can see by the letters I sent you from residents of houses adjacent to catteries this does not pose a problem. I and my family have experienced staying overnight at a house with a cattery in the garden and heard no disturbing noises.
I enclose a copy of an internal memo that was sent to the Environmental Health Department This information served to help the department approve the proposal.

The lamppost mentioned has been on the waiting list to be replaced for at least 10 years now, despite my many phone calls to Mr.D. Halley at the council it seems there still is not enough funding for this work to be carried out. This old concrete post is supposed to be replaced by a new metal one in a more appropriate position. I also understand that previous owners of 69. and the owner of 71 had brought this issue to the council's attention. We have even asked to be quoted the cost, to get the work done ourselves, but to date have had no reply to this.

Lastly I would be willing to conform to any conditions and suggestions put forward. Or to reduce the cattery in size to be acceptable to the LPA.

I hope now that all aspects of this appeal have been covered and that on your site visit it will be realised how this proposal will not be detrimental to the area dispite the scaremongering..

Incidentally, some of the original letters of opposition received by the LPA were as a result of one opposer pre-typing several letters, which is obvious in their wording, and leaning on others to sign, I know of one neighbour who now regrets signing their letter.

This concludes my comments.

Neil Motiram

From: John Mullaney
Sent: 28 July 2000 13:29
To: Neil Motiram
Subject: FW: Catteries

----Original Message----
From: Bexley EHCnet [SMTP:bexley@cieh.org.uk]
Sent: 28 July 2000 13:26
To: john.mullaney
Subject: Catteries

I refer to your EHCnet message regarding the above.

We have a number of catteries in residential areas. The largest is licensed for 56 cats. At the time planning permission was sought to enlarge it to its current size there were various complaint made about, noise, odour and attraction of foxes etc.

This department was unable to substantiate any of the complaints and in effect supported teh applicant. The premises have been licensed for many years and to the best of my knowledge we have had no substantiated complaints. It is of course important to ensure that they are designed, constructed and managed correctly.

I hope these comments are helpful.

Please note that EHCnet messages will only be read in future if the subject is coded eg. #GN, #EH etc.

Regards,

Clive Cain
Head of Environmental Health
(Commercial Services)

TO Nicky

REMINDER
Comments on appellant's Statement

for 69 Oxford Rd

due at the Inspectorate on 21/12 at the latest.

Thanks

Den

13/12/00

The Planning Inspectorate

Room 1004
Tollgate House
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Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

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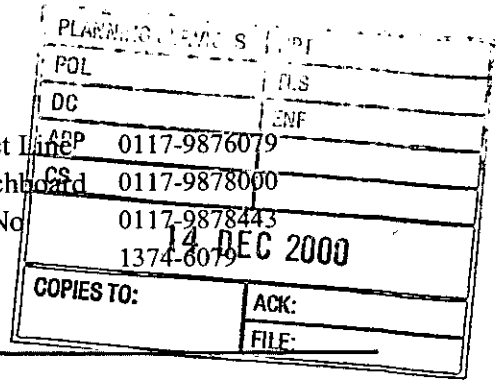

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: f/2000/1749

Our Ref: APP/X0360/A/00/1051889

Date: 12 December 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY J CLARKE
SITE AT 69 OXFORD RD, WOKINGHAM, BERKS, RG41 2YH

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send them to me no later than 9 weeks from the starting date. Comments received after that deadline may not be seen by the Inspector.

Yours faithfully

Miss A Groves

211AL(BPR)

71 Oxford Road
Wokingham
Berks RG41 2YU

Mrs A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

27 November 2000

Ref: APP/X0360/A/00/1051889

Dear Madam

Town & Country Planning Act 1990
Appeal By: Janet Clark
Site: 69 Oxford Road, Wokingham

As one of the original objectors to the granting of the planning application for a cattery at No. 69 Oxford Road, I am writing to say that I still have very strong objections to this project.

I feel that a cattery would be most inappropriate in this area and I have great reservations about the problems of smell and noise as well as the additional traffic which this would inevitably cause. This would be made worse by the fact that No. 69's frontage has very limited parking and vehicle manoeuvrability.

It is very upsetting for me as an 80 years old widow and the Clarks' next door neighbour. I have attempted to exercise my legal rights over my own property, by erecting my fence and was told, if I did, it would be pulled down.

I would, therefore, ask the Inspectorate to refuse this appeal on the grounds that to grant it would be to lower the amenity value and character of the area.

I would also like to be notified of the outcome of the appeal.

Yours sincerely

P Howard

Mrs Pat Howard

RECEIVED IN PINS AA
12 DEC 2000

The Cottage
67 Oxford Road
Wokingham
Berkshire
RG41 2YH

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

RECEIVED IN PINS AA
- 4 DEC 2000

9 November 2000

Town and Country Planning Act 1990
Appeal by: Janet Clark
Site: 69 Oxford Road, Wokingham

Dear Miss Bibi,

Your ref: APP/X0360/A/00/1051889

Having recently received your letter with regard to the above appeal, please find enclosed copy of letter sent to Wokingham District Council stating my objections to the above planning permission. And I stand by what I have written in this letter. Oxford Road would be a most unsuitable area for a business of this nature. Oxford Road is an extremely busy road, known by everybody and used by everyone. The reason for this is - there are 2 schools in the vicinity, one in Oxford Road very close to where Mr and Mrs Clark live and one in Murray Road, which is a turning off Oxford Road, the schools are actually next to each other. Also at the end of Oxford Road we have level crossings which most people try to avoid if they can and driving down Oxford Road is a way of avoiding these crossings.

Since the planning permission for the cattery was turned down there has been a dispute between Mrs Howard, 71 Oxford Road and her neighbours regarding the boundary fence, which is of great concern to Mrs Howard and relates to the fact that Mrs Howard now wants to erect the fence again, but has been unable to do so. I do find it very questionable that Mr and Mrs Clark has found it so necessary to stop the fence going up that they have applied to solicitors to fight to stop Mrs Howard from carrying out this work, If you read the letter Mrs Clark wrote to Wokingham District Council the only reason it was taken down was because Mrs Howard kept knocking the fence with her car. The real reason, of course, was Mrs Howard and her late husband allowing them access to a garage which Mr Clark built. I am enclosing Mrs Clark's letter. I would also mention that it is believed, having checked the files at the Council offices, that Mr Clark did not obtain permission for the erection of this garage.

I also noticed when I read the Appeal Statement from Mrs Clark that she says "We are currently awaiting removal of a lamp-post immediately outside our property". Having checked with the Highways Dept., they can find no written statement from Mr and Mrs Clark asking for this to be done. I was rather concerned when I read this because I'm not sure what it means. Is it complete removal or just the lamp-post being moved to another position? All street lighting is extremely necessary these days as I'm sure you will agree.

I do hope that, once again, common sense will prevail on this matter.

Yours sincerely,

Barbara Bench

Barbara Bench (Mrs)

The Cottage
67 Oxford Road
Wokingham
Berkshire
RG41 2YH

Mr John Mitchell
Development Control Manager
Environmental Services Department - Planning Services
Wokingham County Council
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

RECEIVED IN PINS A1
- 4 DEC 2000

6 July 2000

Dear Mr Mitchell,

Application Number: **F/2000/1749**
Site Address: **69 Oxford Road, Wokingham**
Proposal: **Proposed erection of timber buildings for use as a cattery**

In response to your letter dated 23 June 2000 regarding the above, I offer below my serious comments as to why this cattery cannot be carried forward.

- This is a residential and highly built up neighbourhood, with houses close enough to feel the affects from a cattery.

- This is also a very heavily congested area. As you will be aware, the traffic in Oxford Road is extremely heavy and, therefore, having a business of this nature will only add to this already extremely busy road. There would also be a great threat of danger where other people's animals are concerned

- The volume of noise from a cattery is high, particularly at night, when these animals will be crying for their owners, and this would effect not only adults in the vicinity but children also, making this a very irresponsible thing to do.

- The smell from a cattery is unpleasant and would affect any properties in the area.

- I think if my neighbours were to consult the deeds of their property they would find a clause stating that live stock cannot be kept on their land and I regard this as live stock as they are not there as living in-house animals.

The frontage of No 69 is so small that they cannot have one car parked out there without it affecting either my frontage or their own drive.

I cannot imagine what possessed my neighbours to consider doing such a thing as the land at the back of their house is not very large. I would suggest a more suitable plan would be for them to move to a small holding out in the country. I consequently trust in your good judgement and common sense that these plans will be carried no further.

As an after thought I might also mention that the wife runs a business from home, making sandwiches, which I feel would not fit in well with a cattery.

Yours sincerely,

Barbara Bench

cc: Mr John Mullany - Environmental Health Department
Highways Department

The Planning Inspectorate

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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: f/2000/1749

Our Ref: APP/X0360/A/00/1051889

Date: 1 December 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY J CLARKE
SITE AT 69 OXFORD RD, WOKINGHAM, BERKS, RG41 2YH

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send them to me no later than 9 weeks from the starting date. Comments received after that deadline may not be seen by the Inspector.

Yours faithfully

pp Miss A Groves

211AL(BPR)

RECEIVED IN PINS AA
1- DEC

75 Oxford Road
Wokingham
Berkshire
RG41 2YH

November 28th 2000

Mrs A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Dear Sir/Madam

Re: Planning Reference APP/X0360/A/00/1051889

I am writing in response to your request for further representations concerning the planning act appeal for 69, Oxford Road as referenced above.

In fact there is little I can add to the original objections advised to Wokingham District Council in my letter dated 12/7/00, a copy of which is attached.

However, my wife and I do feel strongly that this application should not go ahead and wish to confirm that our objection still stands.

Yours faithfully

Phil Beattie

75 Oxford Road
Wokingham
Berkshire
RG41 2YH

12.07.00

Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir

Application No. F/2000/1749. For Planning Consent for a Cattery at No. 69 Oxford Road, Wokingham.

This letter is to formally register our objection to the above application for planning consent at 69 Oxford Road, Wokingham.

As local residents we feel that this application is totally out of keeping with a residential area.

There is a high probability of environmental pollution by noise, smell and potentially hazardous waste with flies and other vermin attracted to the premises.

Oxford Road already has enough traffic problems. The speed bumps may have slightly reduced the number of drivers using the road as a 'rat run' but this has been offset by the increase in houses near the station and the number of people taking children to the three local schools. Finally the parking restrictions in force on the road will make it difficult for potential customers to access the property.

I trust you will take our concerns fully into account when considering this application.

Yours Faithfully

Mr P & Mrs K Beattie

The Planning Inspectorate

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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: f/2000/1749

Our Ref: APP/X0360/A/00/1051889

Date: 30 November 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY J CLARKE
SITE AT 69 OXFORD RD, WOKINGHAM, BERKS, RG41 2YH

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send them to me no later than 9 weeks from the starting date. Comments received after that deadline may not be seen by the Inspector.

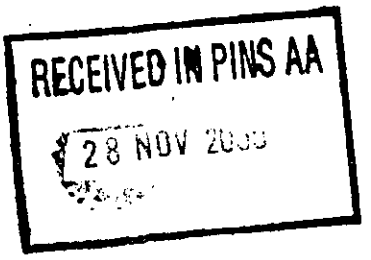
Yours faithfully

Miss A Groves

211AL(BPR)

55 Lowther Road
Wokingham
Berks RG41 1JB

19th November 2000



The Planning Inspectorate
Room1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

Dear Sirs

Town and Country Planning Act 1990
Appeal by Janet Clark
Site 69 Oxford Road, Wokingham

1. I am both a District and a Town Councillor for Emmbrook Ward in which 69 Oxford Road is situated. I have been approached by residents adjacent to the address concerning their worries over this application. I have lived in the Ward for some 21 years, so have a good knowledge of the area.

2. I have the following comments:-

a. I can quite see the perceived need for catteries serving Wokingham. In the local `Yellow Pages` some 40 are listed - those nearest the town are well away from the town in the `country`.

b. All residents suggest the a cattery should be sited well away from a built-up area

c. The plan which was originally attached to the Planning Application did not show the `area` surrounding No. 69 Oxford Road . Houses in St Pauls Gate, an estate of some 100 houses, built to a high density, back the garden. No 69 has a long narrow garden, those in the estate have minute gardens.

Note. The District Planning Dept has produced a new plan as attached, shewing the houses backing the application site. These properties are nearer to the proposed cattery than No. 69!

d. The driveway between No 69 and No 71 is shown on the plan. There is no fence between the properties. I am told that this has been the subject of letters between the owners - No 71 is not allowed to erect a fence on her boundry as shewn on the application plan!

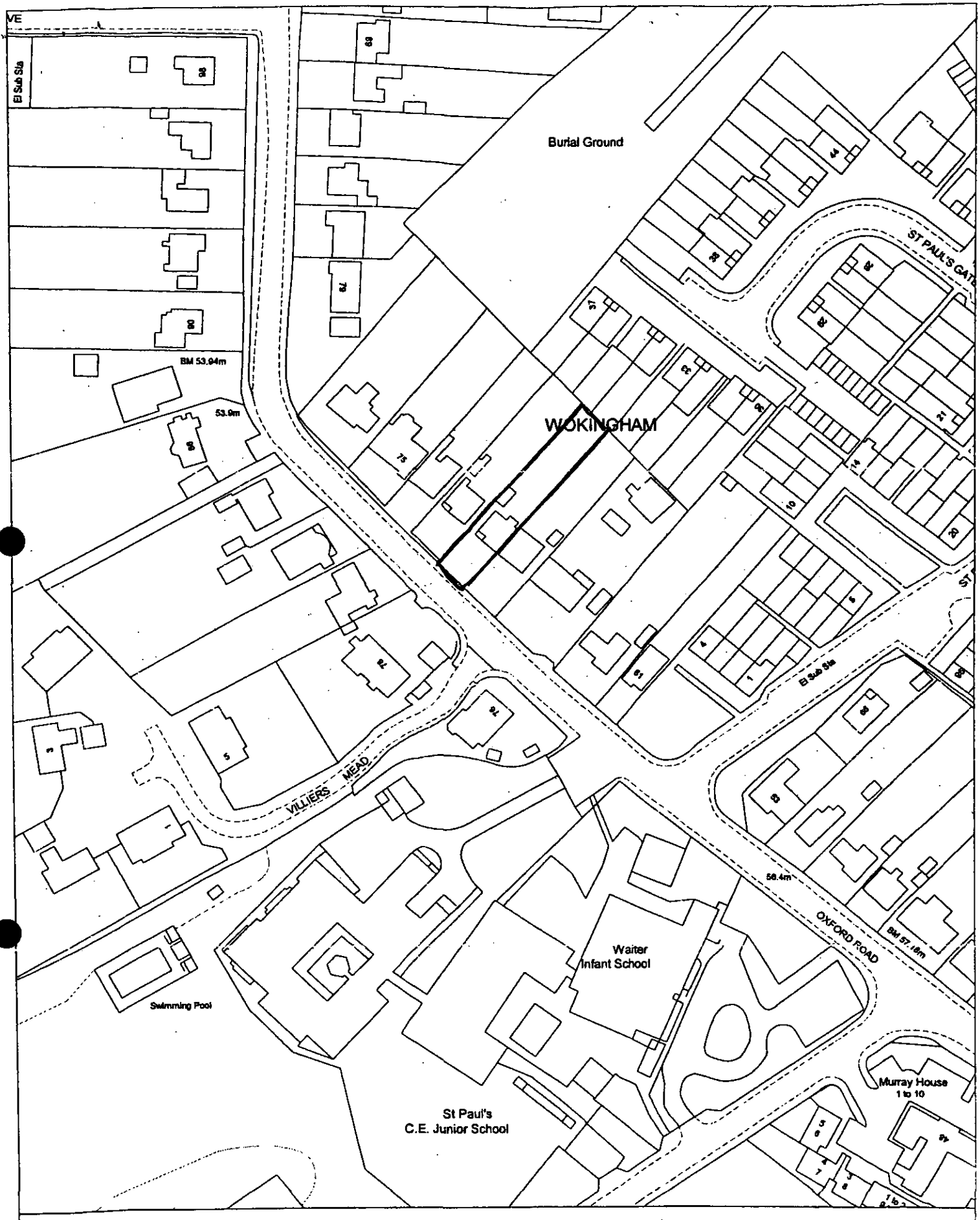
e. Any increased traffic (foot, vehicular, etc) will pass close to the back doors of both properties

f. Visiting unwanted moggies can cause a nuisance to the surrounding residents.

3. I congratulate Mrs Clark in her endeavour to set up a small business. I am afraid that I must back the residents who have complained to me that a Cattery here is in the wrong place. Mrs Clark comment that the existing catteries are **`on the outskirts of Wokingham`** - Statement page 2 `The Business` line 3. supports my comments

4. I support the Rejection of the Planning Application by Wokingham District Planning Dept.

R F N Eke. R.F.N. EKE
MBE DEC.
District Councillor EMMBROOK -



Site Plan, Scale: 1 to 1250

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Date: 25 October 2000

N
W E
S

73 Oxford Road
Wokingham
Berks RG41 2YH
29 November 2000

Mrs A Bibi
Room 1004
Tollgate House
Houlton Street
BRISTOL BS2 9DJ

Ref: APP/X0360/A/00/1051889

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY: JANET CLARK
SITE: 69 OXFORD ROAD, WOKINGHAM

I am writing to reaffirm my objections to the granting of the above planning appeal.I have read the "Grounds of Appeal" of the appellant setting out the reasons, from her point of view why this appeal should be successful and can see nothing in it which was not fully canvassed in her original application.

The fact remains that this is a good residential area with modest sized gardens, very restricted street parking and the appellant's address is situated between an infant school and a sharp bend. Her own parking situation is very limited and any more than two vehicles on her frontage renders manoeuvrability extremely difficult. I know this for a fact as my own frontage is of similar width and depth.

Despite all the assertions made in her statement it would seem very unlikely that Mrs Clark could run a viable business without a lot more disruption to the locality than she estimates. Additionally, there are very genuine fears by objectors about noise and smell from a cattery and the urban nature of the neighbourhood and closeness of neighbouring properties only increases this fear. In my view, this an unsuitable location for such an establishment, which would be much better placed in a more rural situation with more space and less risk of nuisance to neighbours.

I have grave doubts about any appointments system or delivery service being feasible since pet owners traditionally like to take and fetch their own pets and to do so, as the customer, at their own convenience.

I would also point out that, with the best will in the world, once such establishments are up and running they are generally difficult for relevant authorities to supervise and their manner of operation is likely to be led by the owners' business interests rather than by any concern for neighbours.

In all the circumstances I would ask the Inspectorate to uphold the decision of the Wokingham District Council and to refuse this appeal on the grounds that the application does not conform to the Local Area Plan and would lower the amenity value of the neighbourhood considerably.

I would be obliged to be notified of the result of the appeal

Yours faithfully

Janet Fedrick

Mrs J Fedrick

30 Copse Drive
Wokingham
Berkshire
RG41 1LX

Tel : 0118 978 5168
E-Mail : jack@jlearnshaw.freeserve.co.uk

The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

26 November 2000

Attn Miss A. Bibi

Dear Miss Bibi

Appeal Reference APP/X0360/A/00/1051889
Application at 69 Oxford Road, Wokingham for Cattery

I am writing as the Ward Councillor for the area covered by the application site and wish to support the refusal of planning permission for the erection of a building for a cattery.

Several neighbours of the site contacted me at the time of the application, to express their concerns. Had the officers not refused planning permission, I would have asked for the application to be listed for determination by the Development Control committee.

I believe that this site is unsuitable for such a use, as it is in a residential area, completely surrounded by other houses. This type of use is more appropriate to an edge of settlement site where there would be little or no disturbance to other residents. This, I believe, was the main reason for the refusal – that there would be noise, smell and other effects that are not necessary in a residential area. Other than to support the District Council, I will not comment further on this aspect of the appeal.

However, I am also concerned about the Highway issues. Oxford Road is a very busy road, used as a cut through to avoid major areas of traffic congestion. At one end of Oxford Road is the railway station, with a level crossing. This crossing is closed for up to 30 minutes in each hour causing long tailbacks and this is one reason for the use of Oxford Road. At the other end is the A329 Reading Road – used to gain access to Reading, Wokingham and the motorway network. With two schools adjacent to Oxford Road, as well as a lot of housing, it was necessary to provide traffic calming and a 20mph limit to limit the volume and speed of traffic.

The only commercial premises in the road are in the vicinity of the station, where the character is very different. There is a small hotel near the Reading Road, but this has adequate off street parking.

The appeal site is just south of a tight bend in the road and any vehicles parked near this bend would cause a hazard. If the property becomes a commercial operation, then this is very likely to occur. I doubt the applicant's ability to provide adequate off street parking, as this relies on access to the rear of the property which could be denied at any time by the erection of a boundary fence. Parking at the front of the property would be severely limited at

weekends, when most visits would be likely as the applicant's own commercial vehicle would need to use the site for parking.

It is stated that the applicant is awaiting the removal of a street lamp. The Highway Authority will have to assure itself, should a request be forthcoming, that moving this lamp will not cause a reduction in visibility.

Hence, in addition to the planning authority reasons for refusal, I also contend that there is a highway reason for objection.

Yours Sincerely

Jack Earnshaw
District Councillor for Emmbrook Ward

0118-9793676
email : geoffrey.clift@virgin.net

1 Villiers Mead
Wokingham
Berkshire RG41 2UB

Miss A Bibi
The Planning Inspectorate, Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

25 November 2000

Dear Miss Bibi

REFERENCE APP/X0360/A/00/1051889. Appeal for Cattery at 69 Oxford Road, Wokingham

We wish to object to the possible granting of planning approval for the above.

Our reasons, which we have previously expressed to the Wokingham District Council, are, in simple terms, that :

1. The concept is inappropriate to a road of the nature of Oxford Road, which, in the close neighbourhood of no.67, is essentially residential.

2. The exception is the presence of St Paul's School, the main entrance to which is but a short distance away on the opposite side of Oxford Road.

3. Despite the discouragement provided by "speed bumps", Oxford Road is busy for most of the day. This is particularly so at the beginning and end of the school day when cars stop for a time whilst small children are shepherded across the road into school and vice versa in the afternoon.

4. Furthermore, no.67 is close to a corner in Oxford Road. Traffic approaching from the direction of Reading Road, even if travelling within the speed limit of 20 m.p.h, is taken by surprise by vehicles parked outside or near to no.67, or turning into or out of any of the driveways of houses in the vicinity, especially if other vehicles are approaching from the other direction. This aspect will be exacerbated by the building of new houses in a new roadway opening onto Oxford Road close to the corner, work on which is expected to commence at any time.

5. Although it is unlikely to affect us, we feel that there will be a certain amount of noise made by the cats and also some smell. These aspects would be a cause of considerable irritation to the immediate neighbours.

We trust that due consideration will be given to our objections.

Yours sincerely

Olwen C Clift

Geoffrey A Clift

Tel. (0118) 974 6448 (Direct Line)
Date: November 28, 2000
My ref: F/2000/1749
Your ref: APP/X0360/A/00/1051889

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

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Groves

APPEAL BY: J Clark
SITE: 69 Oxford Rd, Wokingham

With reference to this appeal, I enclose 2 copies of the Council's statement.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

file copy.

Tel. (0118) 974 6448 (Direct Line)
Date. October 25, 2000
My ref. F/2000/1749
Your ref.

Ms B Bench
The Cottage
67 Oxford Road
Wokingham
RG41 2YH

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 Madam,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Janet Clark
SITE: 69 Oxford Rd, Wokingham

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of an exchange of written statements between the appellant and the Council.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant.

Should you wish to make any further representations, you may do so, in writing, to Miss A Bibi, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should send three copies quoting reference APP/X0360/A/00/1051889. Comments received after 30/11/00 will not normally be seen by the Inspector & will be returned.

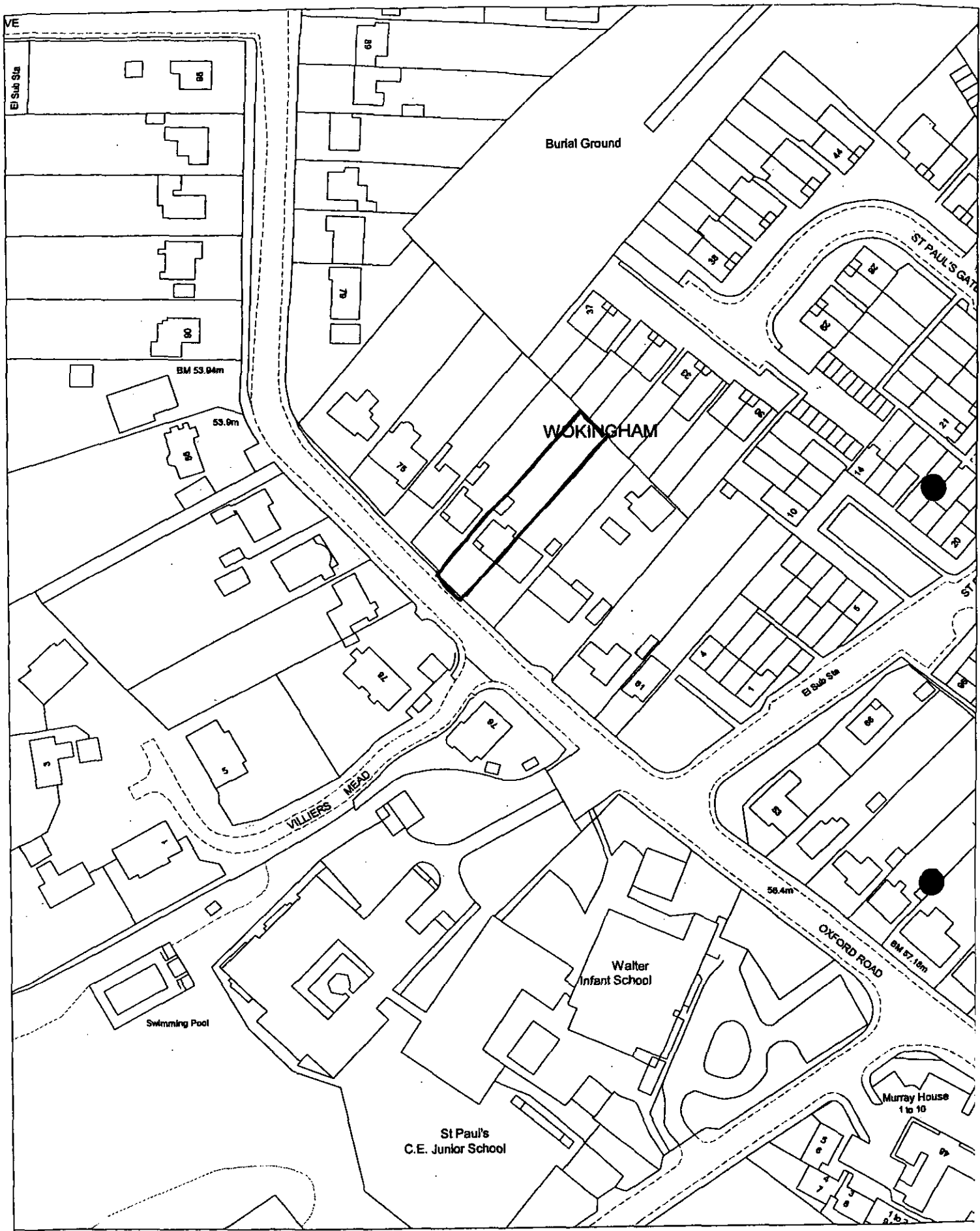
The application, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

A free booklet, Guide to taking part in Planning Appeals, is available from this office.

If you wish to be notified of the result of the appeal, you should write to the Planning Inspectorate requesting a copy of the decision.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 25 October 2000

N
W E
S

Tel. (0118) 974 6448 (Direct Line)
Date. October 25, 2000
My ref: F/2000/1749
Your ref:

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

Mrs J Clark
69 Oxford Rd
Wokingham
Berks
RG41 2YH

Dear Madam

APPEAL BY: **Yourself**
SITE: **69 Oxford Rd**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: October 25, 2000
My ref: F/2000/1749
Your ref: APP/X0360/A/00/1051889

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: Janet Clark
SITE: 69 Oxford Rd Wokingham

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent a copy to the appellant.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

PLANNING APPEAL FORM

For official use only
G SERVICES
Date received
NC

Please send each appeal on a separate form

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name JANET CLARK

Address 69, OXFORD ROAD
WOKINGHAM
BERKS

Postcode RG41 2YH

Your reference

Daytime phone no 01189629091

Fax no

E-mail address janclark@nkworld.com

B. AGENT DETAILS (if any)

Name

Address /

Postcode

Your reference /

Daytime phone no

Fax no

E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

Date of the planning application 13.6.00

LPA's application reference no F/2000/1749

Date of LPA's decision notice (if issued) 30.8.00

D. APPEAL SITE ADDRESS

Address 69, OXFORD ROAD
WOKINGHAM BERKS

Postcode RG41 2YH

National grid reference SU 803 688

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed)

SMALL BOARDING CATTERY

Size of the whole appeal site (*in hectares*)

496.80 SQ MTRS / .4968 HECTARES.

Area of floor space of proposed development (*in square metres*)

39.528 SQ METRES.

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

   or The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

PLEASE SEE ATTACHED STATEMENT.

G.

GROUNDS OF APPEAL

STATEMENT

The proposed cattery has been rejected on the sole grounds that it would cause sufficient noise and disturbance to affect neighbouring properties. The focus of this report will be to demonstrably dissipate the few local concerns, whilst providing sufficient information for you to reach an informed and balanced decision.

This cattery will operate strictly by appointment. Oxford Road is a through road with a fair number of established businesses and carries light to medium traffic. It is envisaged that our proposed business will attract on average, between one and two additional vehicles per day, certainly no more than three.

Appointments

All business will be dealt strictly by appointment. We anticipate nominal additional traffic averaging two visits per day Monday to Saturday. Appointments would of course be scheduled outside of normal school opening and finishing hours. To further alleviate concerns we will also be operating a collection and delivery service, which will of course pick up and return as many cats as possible in a single journey. Thus, many customers will not even have a need to visit the premises.

Parking

There is more than enough off-road parking facilities to accommodate the number of vehicles specified by the Highway and Traffic Department. Our own vehicle will not be present at the front of the property and my husbands company van is always away during normal working hours. Customers will have easy turning facilities and we are shortly to block-pave the whole of the frontage. We are currently awaiting removal of a lamp-post immediately outside our property and when this is complete, both parking and access will be even better.

Deliveries

We will not need deliveries for any supplies for the small number of animals housed. Supplies could be purchased along with our normal shopping.

Animal Waste

We will dispose of all animal waste in accordance with guidelines laid down by the Environment Agency.

Staffing

We will not be employing any staff.

Noise

Unless fighting, cats are not renown for noise. All cats will be housed in their own separate self-contained compartments and will never come into contact with each other. Each compartment will be fully insulated and heated to ensure each cat is happy and contented. Any noise will be totally minor as the compartments are effectively soundproofed by the insulation. This type of cattery is known as an "indoor cattery". Not like the open cage type.

Appearance

The character of the area will not be affected in any way by the business. In fact only a close inspection will reveal that a business actually exists. We will not display any signs and the actual building will appear to be just another garden shed. It will not be visible from the road and we will also make every effort to blend the building into the garden (i.e. colour of stain, flower boxes and erecting higher fences as agreed with our neighbours). Mature trees already flank the site.

The Business

We have already received considerable interest from cat owners. Locally, there is a shortage of boarding facilities, especially for accommodation of such high standard. Currently, cat owners have travel to the outskirts of Wokingham or Binfield to board their pets. Our business will reduce travel time and help the environment. Many clients will even be able to reach us on foot or by train. Most Vetinary Surgeries are situated in residential areas for the very same reasons.

Department of Environmental Health

To run a cattery, even of this small size, you need a licence from the Department of Environmental Health. We have been provided with a copy of the very in-depth model licensing laws to follow (copy enclosed). The criteria include adequate soundproofing, insulation, cleanliness and hygiene.

All licensing conditions for both the building and running of the business will be met by us and in full.

For this reason and, with due investigation by Department of Environmental Health into catteries of similar locations, we have been granted their permission for our modest cattery.

We trust in view of the forgoing that you will see we have fully accommodated all reservations to the small number of objections received. Indeed, the majority of our experience has been warm support.

To sum up; any noise will be nominal and disruption almost negligible.

We thank you for your consideration.

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at**:
  The Planning Inspectorate
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) *Tell you the timetable for us receiving further information or representations.*
If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

5) Tell you our Inspector's decision.

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The Copyright Unit
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St Clements House
2-16 Colegate
Norwich NR3 1BQ

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☐

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box* ✔

CERTIFICATE A ☑

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B ☐

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

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

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☑

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person other than the appellant who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

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

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed J Clark (on behalf of) _____

Name (in capitals) JANET CLARK Date 5.10.00

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

✔

1. A copy of the original **planning application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☑
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
5. Copies of **plans, drawings and documents** sent to the LPA as part of the application. ☑
6. Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☑

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ☑

ADDITIONAL DOCUMENTS 1, 2, 3, 4, 5, 6.

8. Any relevant **correspondence** with the LPA. ☑
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission; ☐
10. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
11. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed J Clark (on behalf of) _____

Name (in capitals) JANET CLARK Date 5.10.00

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

APP
CS

23 OCT 2000

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: f/2000/1749

COPIES TO: ACK:

Our Ref: APP/X0360/A/00/1051889

Date: 19 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY J CLARKE
SITE AT 69 OXFORD RD, WOKINGHAM, BERKS, RG41 2YH

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence to me, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

I must **receive** the following documents within this timetable:

Within the next 2 weeks

You must notify interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that: -

i) any comments they made at application stage will be sent to me and if they want to make any additional comments I must receive 3 copies within **6 weeks of the starting date.** If we receive representations after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must make sure that the appellant and I receive a copy of a completed appeal questionnaire and supporting documents (including relevant development plan policies when appeals are against non-determination).

Within the next 6 weeks

You and the appellant must make sure that I receive 2 copies of any statement. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.*

Within the next 9 weeks

You and the appellant must make sure that I receive 2 copies of any comments on each other's statement and any comments on any representations received from interested parties. I will forward the appellant's to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

You **must keep to the timetable** set out above and ensure that I receive your representations within the deadlines. If I do not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

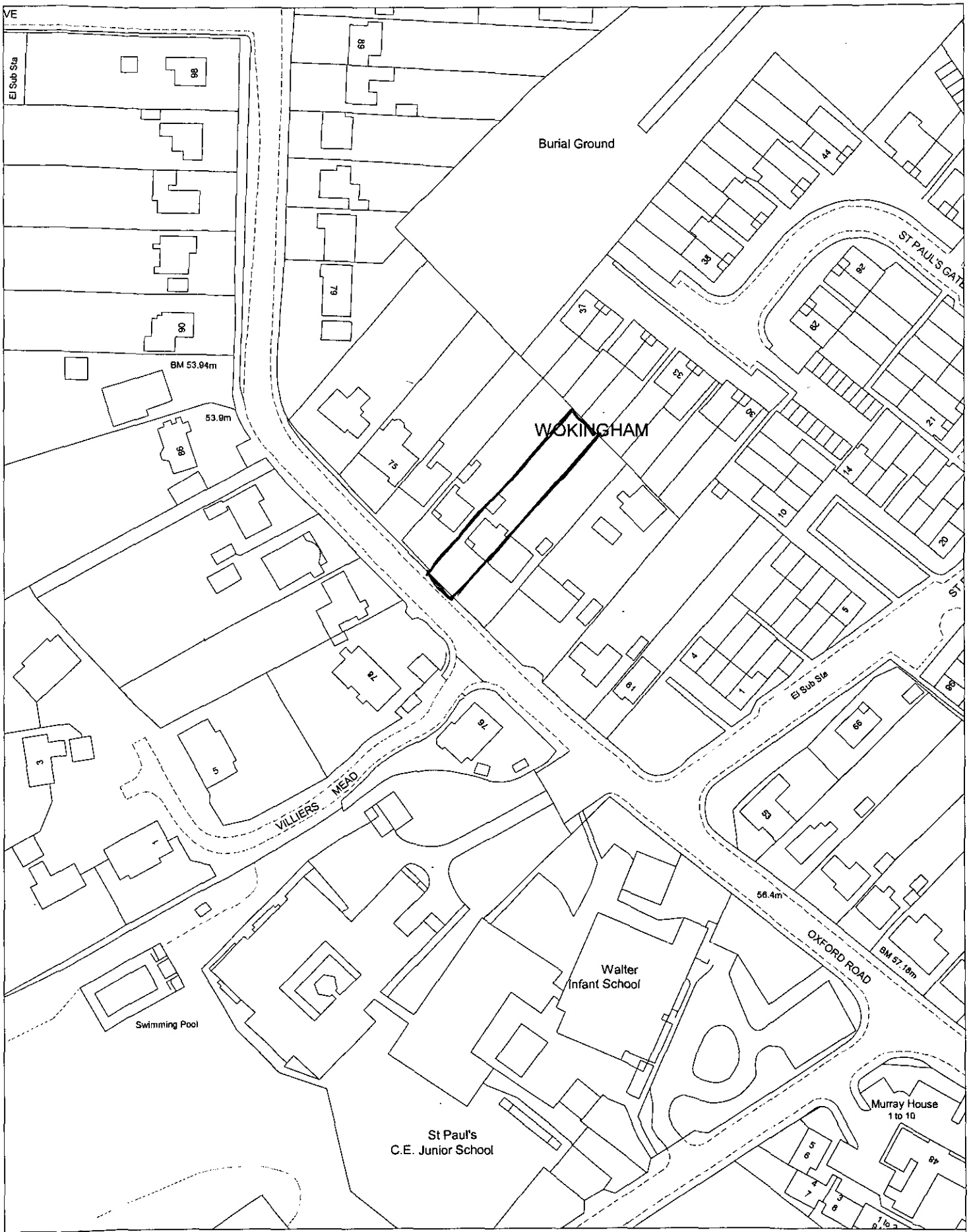
A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, we must receive a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

pp Miss A Bibi

102(BPR)



Site Plan, Scale: 1 to 1250

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Date: 25 October 2000

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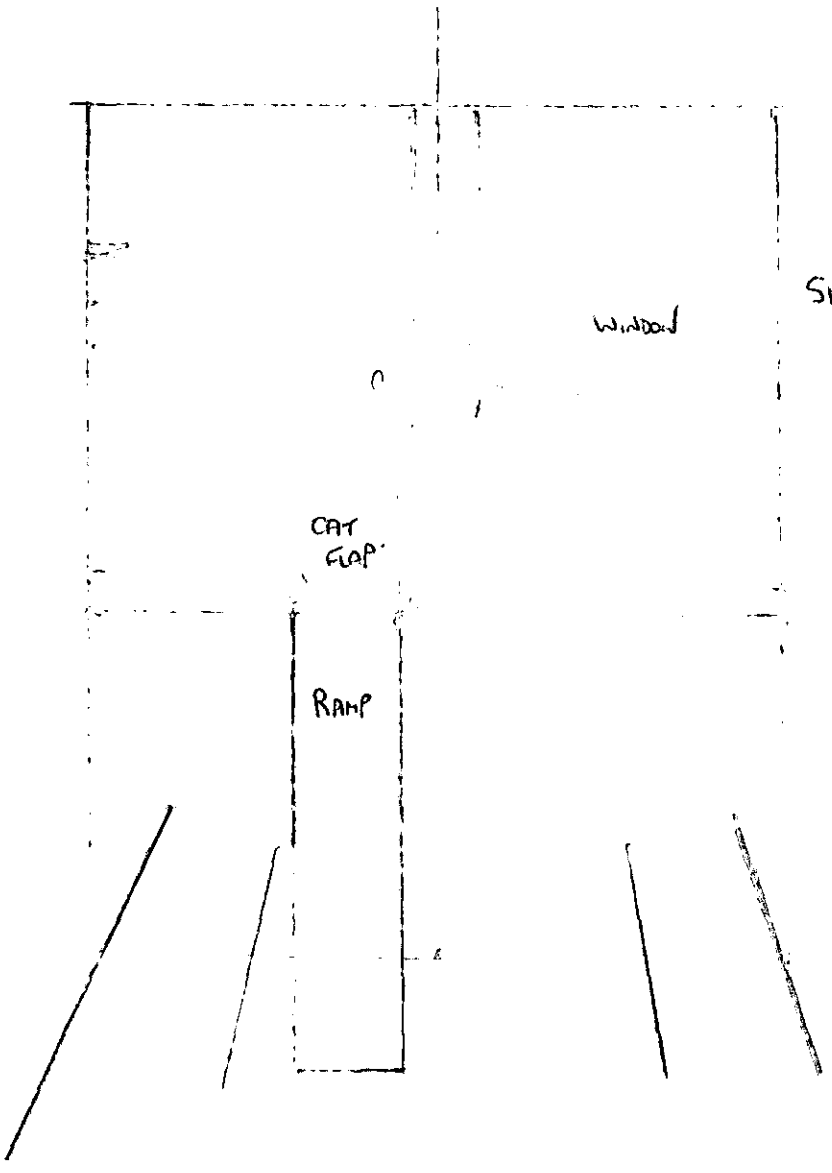
09.MAR2001 3536

SKETCH 1

INDIVIDUAL UNITS



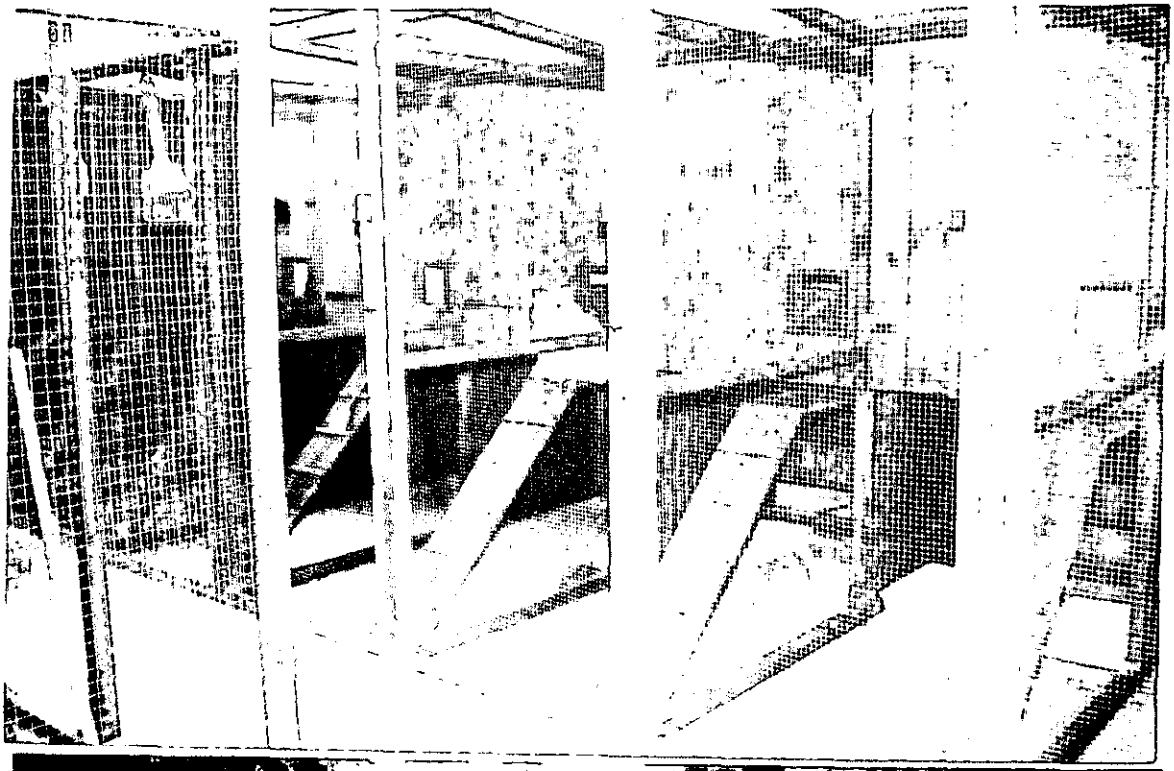
SLEEPING AREA WITHIN DOORS

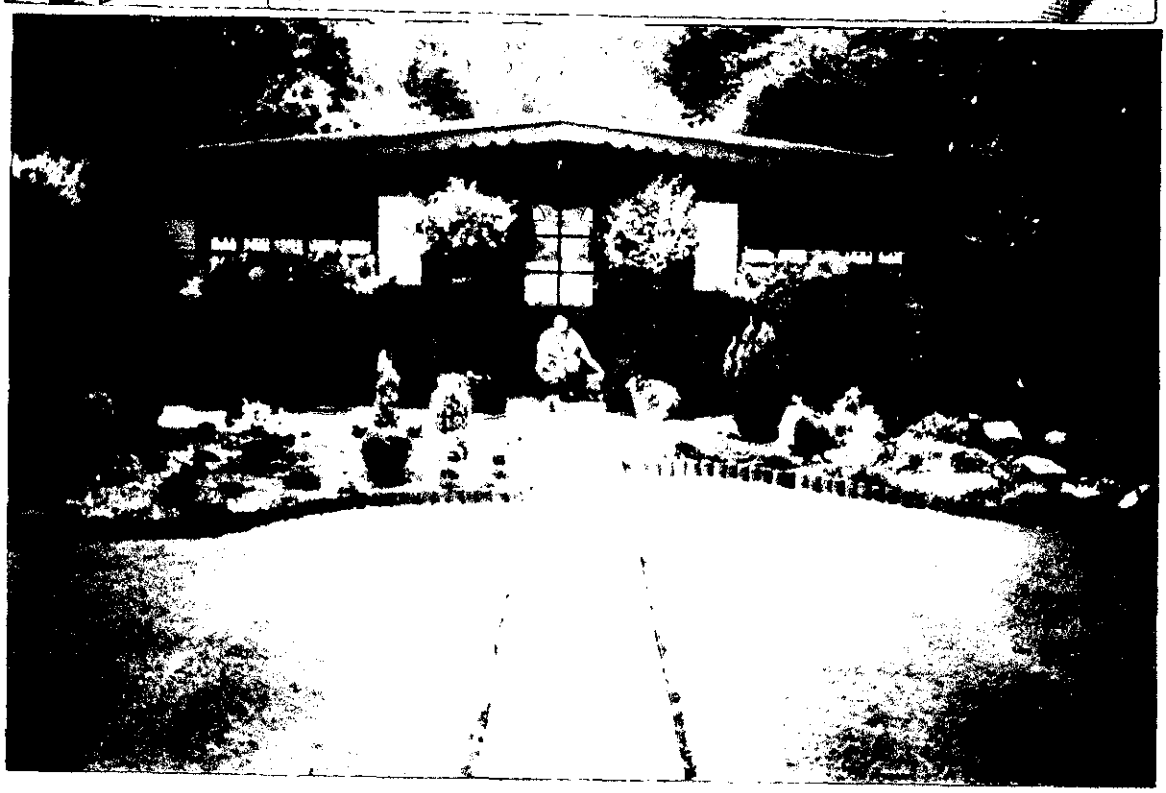
EXERCISE AREA UNDER SLEEPING AREA - UP TO INNER DOOR.

SKETCH 1

ADDITIONAL DOC 6

Little Furs Cattery,
87, Fareham Road,
Gosport,
Hants.





These are interior and exterior views of my Aunts cattery, which is of a very similar style.

This is sited in the rear garden of her 3 bedroomed bungalow, which has houses immediately to each side, on a busy road.

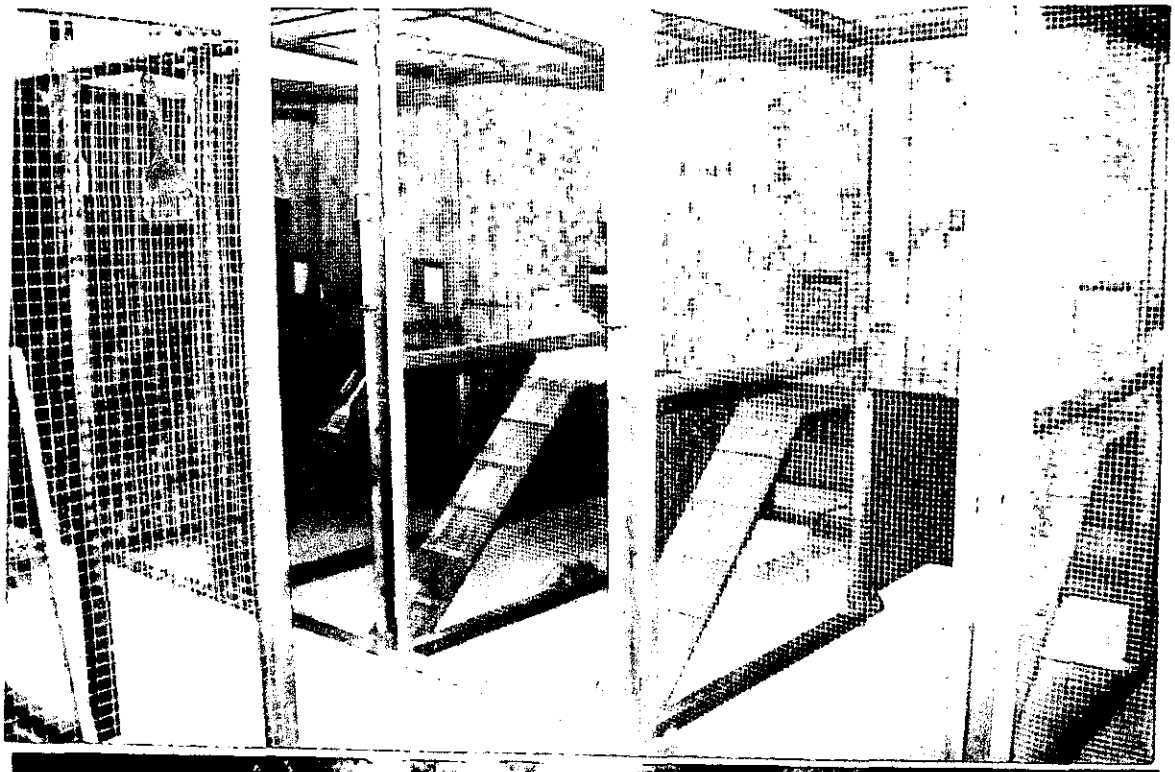
This has been operating successfully for more than nine years.

The planning was granted amidst local concerns about noise disturbance smells etc.

None of these problems have ever arisen.

ADDITIONAL DOC 6

Little Furs Cattery,
87, Fareham Road,
Gosport,
Hants.





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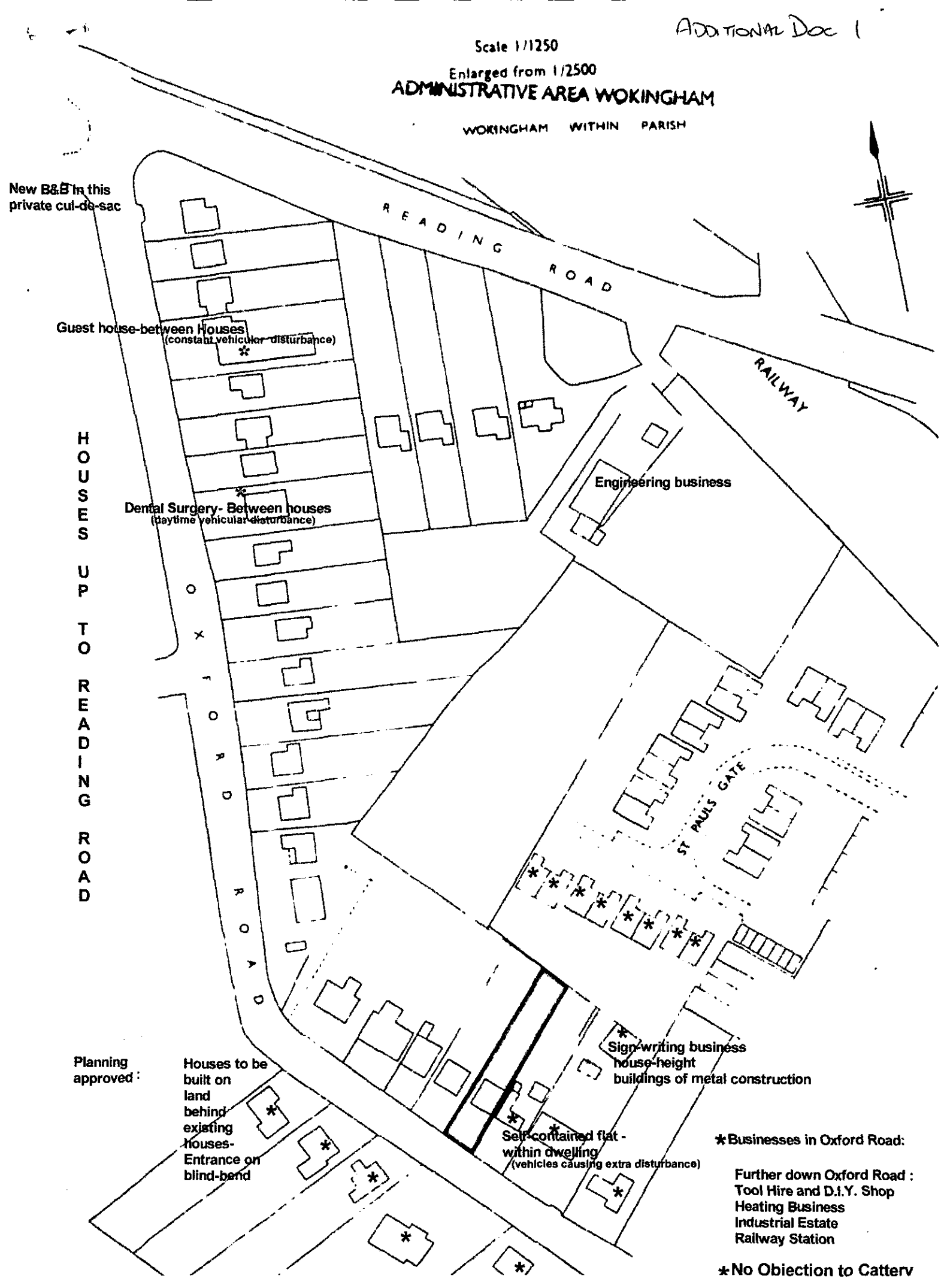
ADDITIONAL DOC 1

Scale 1/1250

Enlarged from 1/2500

ADMINISTRATIVE AREA WOKINGHAM

WOKINGHAM WITHIN PARISH



ADDITIONAL DOC 2





Two views of Guest house in Oxford Road - Situated between Dwellings





Two views of the Dental Surgery in Oxford Road - Situated between Dwellings



View from bedroom window of 69,Oxford Road, overlooking sign-writing business two doors away