No S/N
history

APPLICATION NO:
F/2001/3497

LOCATION:
32 Arbor Lane, Winnersh Wokingham.

APPLICANT:
Milbury Care Services Garrick

PROPOSAL:
Proposed change of use from residential (C3) to residential care home (C2)

EARLIEST DATE FOR DECISION: **06/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
30/04/2001

CASE OFFICER: **Emy Circuit**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Milbury Care Services
Garrick
2 Queen Street
Lichfield
Staffs
US13 6QD

Application Number: F/2001/3497

Parish: **WINNERSH**

Location: **32, Arbor Lane, Winnersh, Wokingham.**

Proposal: **Proposed change of use from residential (C3) to residential care home (C2)(retrospective)**

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

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

Condition
2. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of two metres measured from the carriageway edge.

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

Reason
2. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Informative

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WH10.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/07/2001

Notice checked by: _____

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

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/3497

Applicant : Milbury Care Services Garrick.

Location : 32, Arbor Lane, Winnersh, Wokingham.
Proposal : Proposed change of use from residential (C3) to residential care home (C2)

Site Notice Displayed ? :

YES	NO	DATE
	✓	

yes 3/4.

Date of Neighbour Notifications : .....

Date of Site Visit : 20 March 2001

Date Registered : 05/03/2001

Earliest Date for Decision : 06/04/2001

Latest Consultation Date/Site Notice Expiry Date : 06/04/2001

This application will have expired on: 30/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Winnish PC - appears to be a retrospective app^n

Highways - conditions

Planning Issues :

Identified Settlement

Character and amenities of the surroundings

highways.

F/2001/3497
32 Arbor Lane, Winnersh

History: 32 Arbor Lane is a detached dwelling, situated on the corner of Arbor Lane, Arbor Close and a new development, Williamson Close, within the Identified Settlement of Winnersh. Planning permission for a roof conversion was granted in 1987 but in their letter dated 29 May 2001 the applicant has indicated that this has not been implemented. In 1992 building regulations approval was granted for conversion of the dwelling to be shared by six people with learning difficulties.

Following an application for additional parking (F/200/2703), which was subsequently withdrawn, it was advised that due to the level of occupancy, a planning application should be submitted to regularise the situation.

From discussion and correspondence with the applicant it appears that, in addition to the six residents, there are four staff during the day and two at night.

Appraisal: It appears that the use has been taking place on the site for a number of years, without having an adverse impact on the character and amenities of the area and hence, the proposal is considered acceptable.

A parking layout for six vehicles has been provided - this would be a small expansion of the existing parking arrangements and would not have a significant impact on the appearance of the property or cause it to appear out of character in this predominantly residential area.

Recommendation: conditional approval

Application Number F/2001/3497
Conditions/~~Reasons for Refusal~~ add "(retrospective)" to description

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C122	R122	Parking + Turning.
02	C140	R140	surfacing (insert 2m

RECORD OF SITE VISIT

SITE ADDRESS: 32 Arbor Lane
Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3497

OFFICER: Emy Circuit

DATE OF SITE VISIT: 20 March 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? yes 3/4 ar bon entrance

2. DESCRIPTION OF SURROUNDINGS
residential, variety of ages/styles

3. DESCRIPTION OF SITE/BUILDING
s/st on corner plot, well screened by existing boundary hedges/trees

4. RELATIONSHIP TO ADJOINING PROPERTIES
no change in structure or building - CoU only.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6479

Date: 25 June 2001

My ref: F/2001/3497

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

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Dear Councillor

Application Number: F/2001/3497
32, Arbor Lane, Winnersh, Wokingham.
Proposed change of use from residential (C3) to residential care home (C2) (retrospective)

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 5 July 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/3497**
32, Arbor Lane, Winnersh, Wokingham.
Proposed change of use from residential (C3) to residential care home (C2)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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 6479

Date: 25 June 2001

My ref: F/2001/3497

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

Dear Councillor

Application Number: F/2001/3497
32, Arbor Lane, Winnersh, Wokingham.
Proposed change of use from residential (C3) to residential care home (C2) (Retrospective)

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 5 July 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/3497**
32, Arbor Lane, Winnersh, Wokingham.
Proposed change of use from residential (C3) to residential care home (C2)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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 6479

Date: 25 June 2001

My ref: F/2001/3497

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 Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Dear Councillor

Application Number: F/2001/3497
32, Arbor Lane, Winnersh, Wokingham.
Proposed change of use from residential (C3) to residential care home (C2) (Retrospective)

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 15 July 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/3497**
32, Arbor Lane, Winnersh, Wokingham.
Proposed change of use from residential (C3) to residential care home (C2)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

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

Date: 06 June 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/3497

Location: 32, Arbor Lane, Winnersh, Wokingham.

Proposal: Proposed change of use from residential (C3) to residential care home (C2)

Applicant: Milbury Care Services Garrick.

Case Officer: Emy Circuit

The new plans show the following: Existing and proposed parking layout. Drawing no TV 2001.200.

Comments are required by 16/06/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

Conditions

C 122 - Parking + Turning.
R122

C 140 - Surfacing - insert 2 m
R140

S.N. ANTON

18.6.01

Date: 06 June 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3497

Location: 32, Arbor Lane, Winnersh, Wokingham.

Proposal: Proposed change of use from residential (C3) to residential care home (C2)

Applicant: Milbury Care Services Garrick.

Case Officer: Emy Circuit

The new plans show the following: Existing and proposed parking layout. Drawing no TV 2001.200.

Comments are required by 16/06/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/3497 (Planaps) / (Ludhouse) Date Rec. 31/5/01

Location: 32 Arbor Lane

Parish Wharncliffe

Applicant: Mobility Care Services.

Description of attached plans existing and proposed parking layout

Drawing No's: TV 2001. 200

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways) ✓
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y (N)

New Description

CASE OFFICER EXC

Consultations Sent by Admin. on 06.06.05

Yellow - Part One Copy
Green - Officer's Copy

Milbury Care Services

Commissioners of Services and Providers of Residential and Day Services

Registered Office:
Garrick House,
2 Queen Street,
Lichfield,
Staffordshire.
WS13 6QD
Telephone: (01543) 416106
Fax: (01543) 414850

Our Ref: 3497 ADDITIONAL PLAN

Your Ref: RY/LK

29 May 2001

Emy Circuit
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

43918

PLANNING SERVICES
POL | TLS
DC ES | ENF
APP
CS
31 MAY 2001
COPIES TO: | ACK: | FILE:

Dear Sir / Madam

RE: 32 ARBOR LANE, WINNERSH, WOKINGHAM
APPLICATION NUMBER: F / 2001 / 3497

We refer to the writers conversation with Emy Circuit and wish to clarify the following points raised.

1. There are no records of any previous building work being carried out i.e. loft conversion to the above property.

2. Staffing

   Should we be successful in our change of use application the staffing requirements would be four members of staff on duty during daytime shifts and two members of staff on duty overnight.

   The percentage of staff who travel to work using private cars is anticipated to be 70% the remainder using public transport. This means that on average there would be three cars arriving / departing at the various shift changes i.e. 8am, 2pm and 8pm.

Please find enclosed two copies of our drawing no: TV 2001.200 showing the proposed car parking.

Operational Requirements

Weekday operational requirements dictate that residents at 32 Arbor Lane require transportation to various outside venues during the course of the week. On average each resident will require transportation to and from venues 5 times per week, several doubling up to save transport costs. This means that on average there will be 12 separate journeys to and from the property during the course of the week using the homes own vehicle.

In addition to the above it is inevitable that other visitors will increase traffic flow to the home although this will be minimal and occasional, i.e. local authority inspection team, supply deliveries, Company representatives, residents families etc.

We trust that this information will enable the application to be considered and look forward to hearing from you in due course.

Yours sincerely

pp L Kerson

ROGER YOUNG
Building Surveyor
For and on behalf of
MILBURY CARE SERVICES

FROM: Emy Circuit

DATE: 13 March 2001

15 MAR 2001

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3497

Proposal: Proposed change of use from residential (C3) to residential care home (C2).

Site Address: 32, Arbor Lane, Winnersh, Wokingham.

Applicant: Milbury Care Services Garrick.

Your observations are required in respect of this application **by 06/04/2001** .

The Committee **COMMENTED** that this would appear to be a retrospective application although not marked as such

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
30 MAR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 28.03.01

Clerk To Winnersh Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 13 March 2001

Application Number: F/2001/3497

Proposal: Proposed change of use from residential (C3) to residential care home (C2)

Parish: WINNERSH PARISH

Site Address:
32, Arbor Lane, Winnersh, Wokingham.

Applicant:
Milbury Care Services Garrick.

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).

Comment.

(1) Please supply additional information indicating the existing and proposed visitor numbers.

(2) Please supply an additional plan (at least 1:200 scale) that shows the existing parking layout on the site. Spaces must be 2.4m x 4.8m and marked on accurately. The extent of the driveways must also be shown.

Signed: _____ **Print name:** Adam Coggins 15/03/01

Received by Wokingham District Council

Application No: F/2001/3497

Proposal:
Proposed change of use from residential (C3) to residential care home (C2)

Location:
32, Arbor Lane, Winnersh, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/04/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

13 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	05 MAR 2001
Officer: EXC	Application No. F/2001/3497

Map No. 53 Site 0013
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CHANGE OF USE FROM RESIDENTIAL (C3.) TO RESIDENTIAL CARE HOME (C2)

Location: 32 ARBOR LANE

Parish: WINNERSH Ward: Winnersh 13.3.01 D

Applicant: MILBURY CARE SERVICES

re submission fee part paid 2000/2703 w/drawn

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

Enforcement Section (4) 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			
9	Miscellaneous	previous application different does this effect the fee? they've paid the difference.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.3.01 TB Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....no archaeology.....
.....
.....

NEIGHBOURS:

.....2 x S/N & see map for neighbour notices.....
.....
.....+ 32 Arbor Lane (site within red line)
..20 returned 4/4 - part of red.....
.....
.....
.....
.....
.....

1789/a

SECTION 66 CERTIFICATE

Application No.

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

05 MAR2001 5497

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.

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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

Signed . . . . [signature] . . . . . .

On behalf of . . . . MILBURY CARE SERVICES . . . . . .

Date . . . . . 1/3/2001 . . . . . .

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

Milbury Care Services

Commissioners of Services and Providers of Residential and Day Services

Registered Office:
Garrick House,
2 Queen Street,
Lichfield,
Staffordshire.
WS13 6QD
Telephone: (01543) 416106
Fax: (01543) 414850

Our Ref: RY/LK

Your Ref:

06 MAR 01 3497

1 March 2001

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

Dear Sirs

RE: PROPOSED CHANGE OF USE – 32 ARBOR LANE, WINNERSH, WOKINGHAM

We enclose herewith 6 copies of planning application forms duly completed together with 6 copies of all drawing number TV 2001 200 together with a location plan.

We also enclose cheque for £95.00 (receipt required please) being the balance of a previous planning application No: F/2000/2703 which was withdrawn on 06/02/2001.

Should you require any further information please do not hesitate to contact me.

Yours sincerely

Roger Young
Building Surveyor
For and on behalf of
MILBURY CARE SERVICES

"CORNERWAYS"

Pc 20 011 032E

ADDRESS 32 ARBOR LANE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7771 53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
208/57	Messrs. E.W. & N.S. Baker	Outline	25.3.57	N/A. C/A.
641/57	Mr. M. B. Ward	"	10.9.57	N/A. C/A.
86/58	"	Detached Bungalow	13.5.58	APP. C/A.
O/178/66	See 30 Mr. C. B. Hannam	outline - 1 dwelling on land North of Cornerways	4.8.66	N/A. C/A.
26905			20.2.87	C/A
BRA 1939	M.R. WHEELER	ROOF CONV.	26.11.86	APP
BRA 1275	HILBURY CARE SERVICES	CONV. OF DWELLING SHARED BY 6 PEOPLE WITH LEARNING DISABILITIES	13.2.92	APP
LP94/2416	"	WC/OFFICE ETC.	3.5.94	C/APP

DATE OF COMPLETION November 1959

~~MINISTRY DECISION~~ FP97/6989 Hilbury Care garage to disabled res. bedrooms & utility 11/12/97 C/A

SPECIAL ORDERS PD Eng - car park - Roger Young 15.09.00

F/2000/2703 Hilbury Care Svcs W/D

05.MAR2001 * 34197

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

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
05 MAR 2001 * 3497

1.	APPLICANT'S NAME	MULBERRY CARE SERVICES
	ADDRESS	GARRICK HOUSE, 2, QUEEN STREET LICHFIELD, STAFFS
	POST CODE	WS13 6QD PHONE 01543 416106.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	'CORNERWAYS' 32, ARBOR LANE WINNERSH, WOKINGHAM RG11 5JD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE FROM C3 TO C2
5. Give the area in hectares or part of a hectare	AREA OF SITE	.14
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	6 COPIES DRG TV 2001.200.

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 ?

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

EXISTING RESIDENTIAL CARE HOME (C3).

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.

EXISTING ELEVATIONS TO BUILDING TO REMAIN.

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 FENCE.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SWD.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~ — If no, please give details

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

AS EXISTING FOOTPATH AND DRIVEWAY OFF ARBOR LANE

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

YES.

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£95-00
SEE ATTACHED LETTER.

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 P.W. Jones ON BEHALF OF MILBURY CARE DATE 1/3/2001.

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

PLANNING APPLICATION — PART 2

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

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

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS			—	235
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify C3	—	235		
OTHER	Please Specify				
	TOTAL		235		235

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES: 6 + 1 SLEEP OVER

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.

RESIDENTIAL CARE HOME (C2)

28. WHO WILL OCCUPY THE PREMISES? a) Give the name and current operating address of the proposed occupier

MILBURY CARE SERVICES

b) Will these premises be vacated?

NO

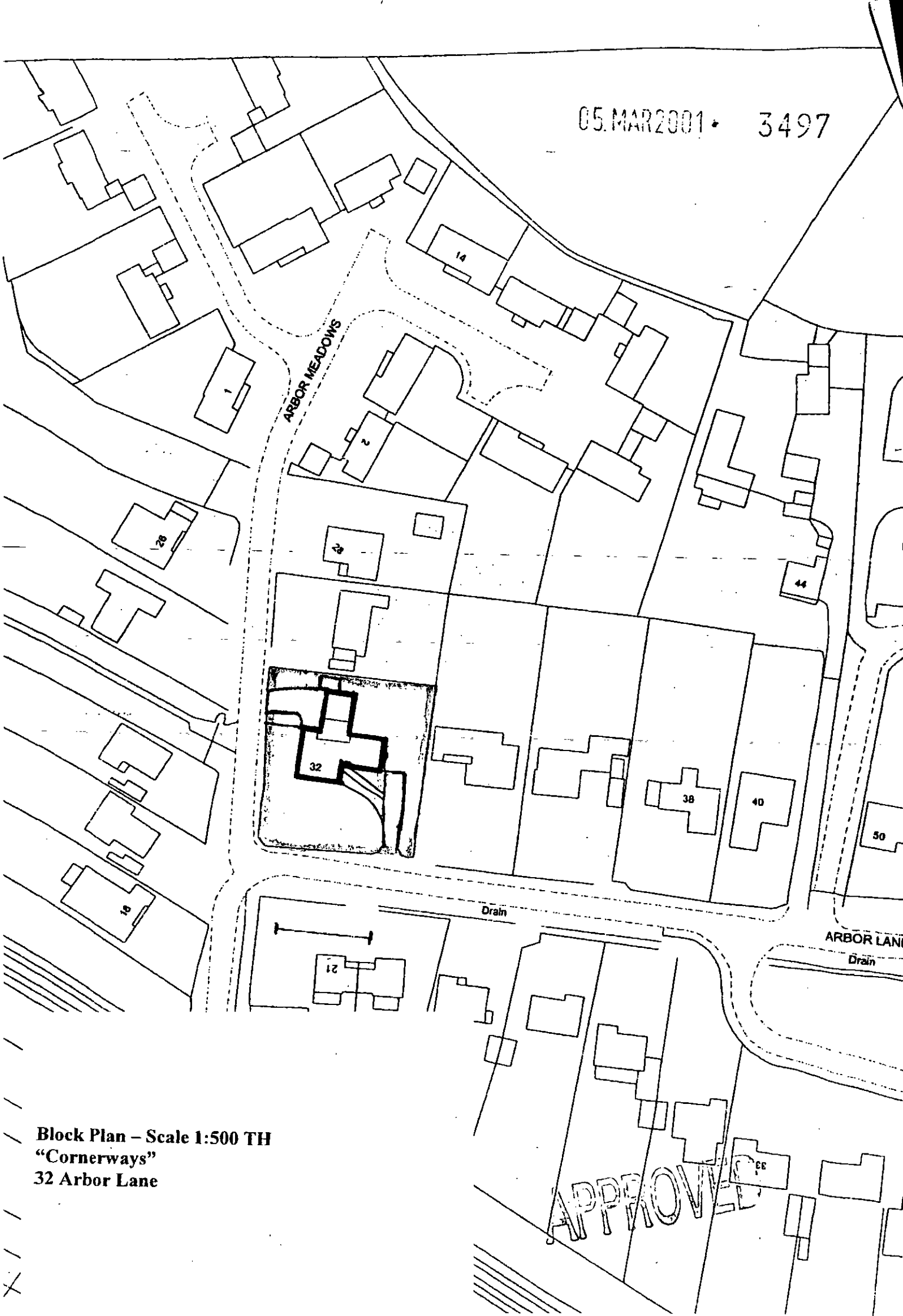
29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
6	NONE.	NONE	6

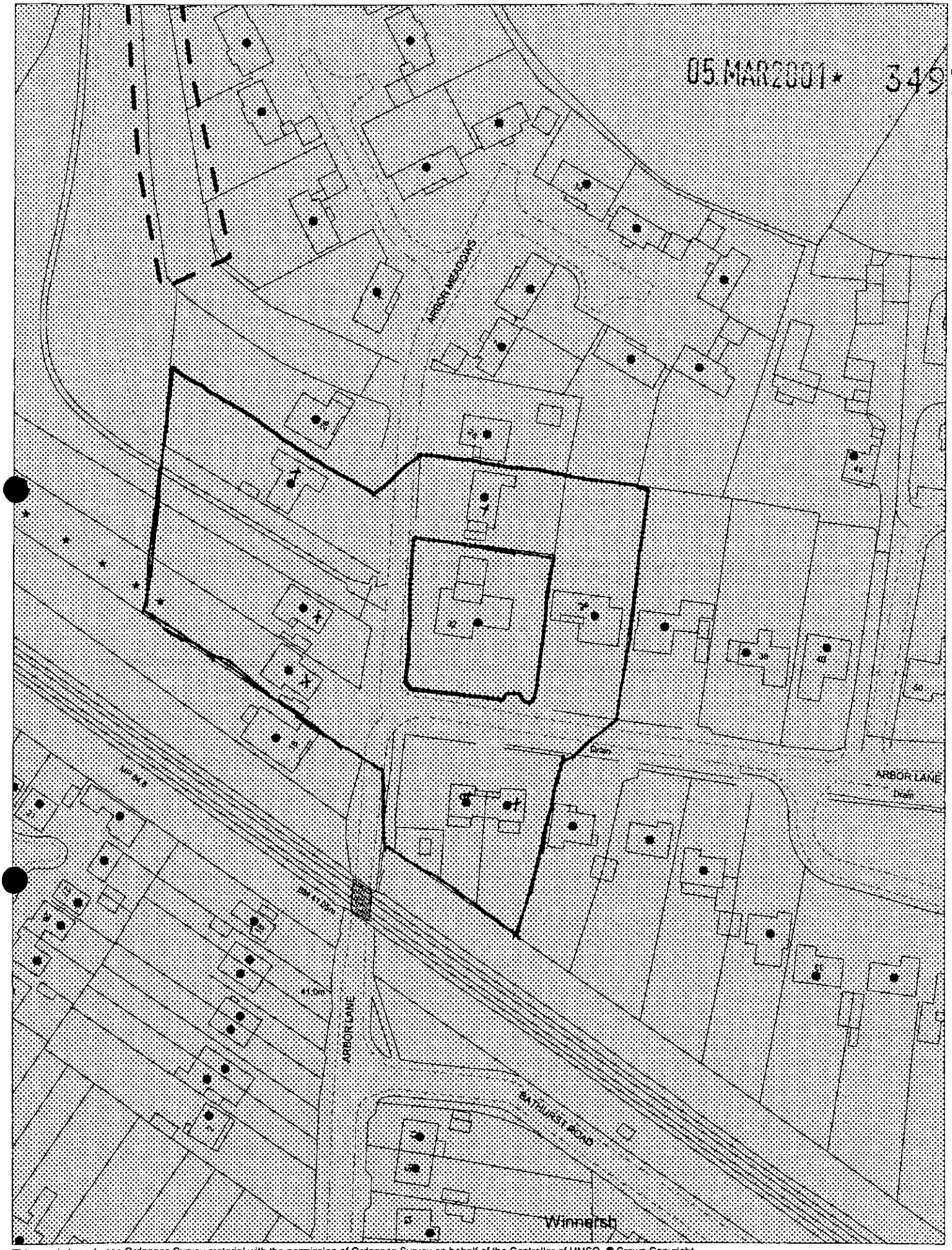
30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? If so, state this material, the quantity and method of storage.

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".



Block Plan – Scale 1:500 TH
"Cornerways"
32 Arbor Lane



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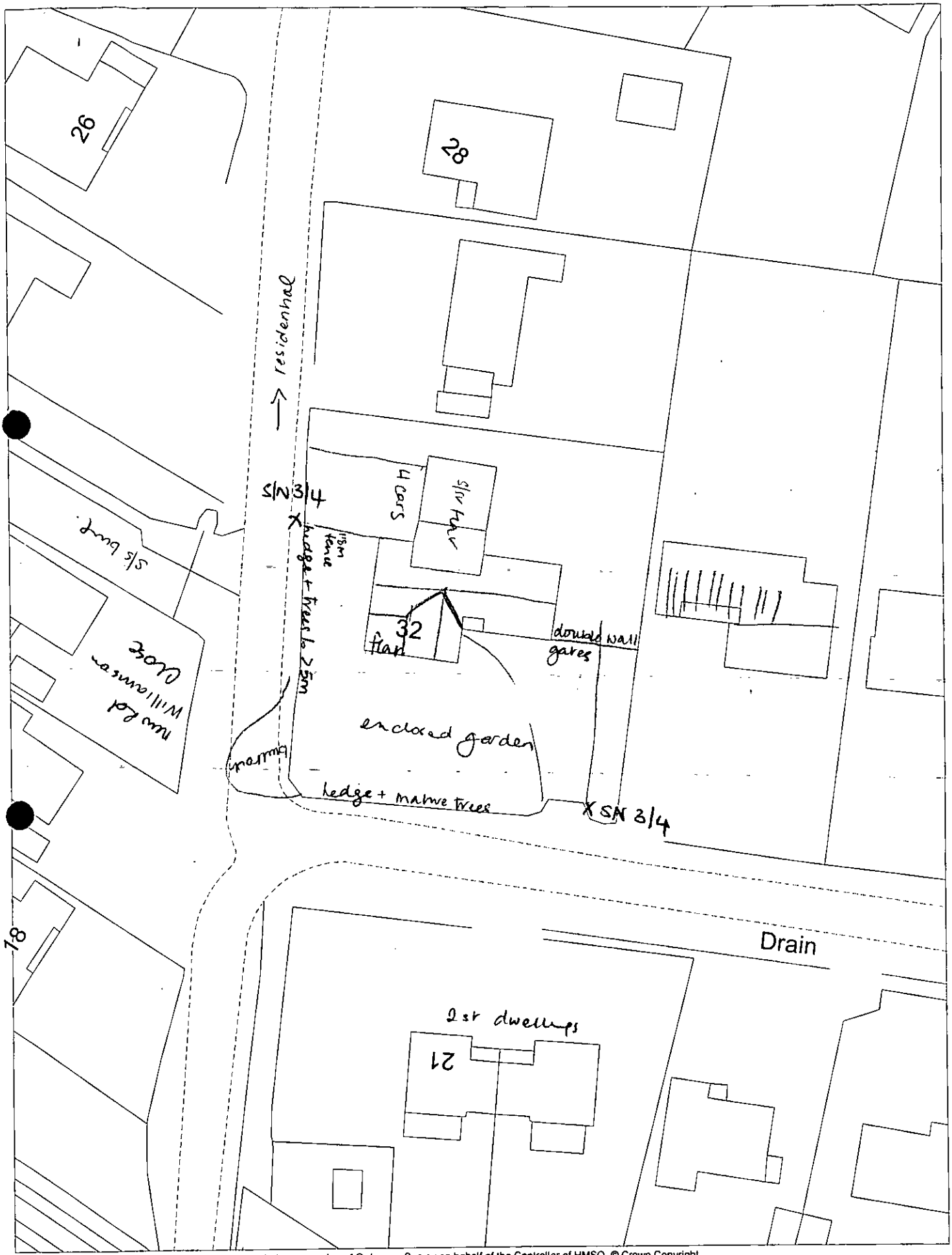
Development Control Section, Environmental Services, Wokingham District Council.

8 March 2001 Scale: 1 : 1250

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.
19 March 2001

Scale: 1 : 500

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