APPLICATION NO:
VAR/2000/3012

LOCATION:
Inglewood House Sonning Lane, Sonning Reading.

APPLICANT:
Mr O Holt

PROPOSAL:
Proposed variation to condition 2 of consent 98/67408/V to allow increase in numbers from 168 to 184 during school holidays.

EARLIEST DATE FOR DECISION: **13/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 01/02/2001

CASE OFFICER: **Joss Miller**

SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226666 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr O Holt
Inglewood House
Sonning Lane
Sonning
Reading
RG4 6ST

Application Number: VAR/2000/3012

Parish:	**SONNING**
Location:	**Inglewood House, Sonning Lane, Sonning, Reading.**
Proposal:	**Proposed variation to condition 2 of consent 98/67408/V to allow increase in numbers of children from 168 to 184 during school holidays.**

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.

Informative
1. This permission relates to the application as amended with the letter submitted to the Local Planning Authority on 20.2.01 specifying the details in which the increase in the number of children may be required and does not approve the proposals as originally submitted.

Informative
2. 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 Policies OS1 and EN1.
Loddon Area Local Plan Policies LTV1 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 23/03/2001

Notice checked by: _____

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

(1) "INGLEWOOD FARM," / MEADE PARK E

ADDRESS OFF SONNING LANE PARISH SONNING

PLOT No. NB. SITE DIVIDED - TREADWELL AT INGLEWOOD HOUSE ORD. SHEET No. SU.7574 (3

BUILDER MEADE PARK - SPAPRIDE OWN REST - RE RAY HICKMAN

Plan No.	Applicant	Description of Development	Date of Decision	Decision
227/52	MR. F. FIEBEE	DET. HOUSE	8.7.52	App C
180/51	Mr. G.H. Pearce	Det. House	12.6.51	App Ap
153/52	Mr. F.S. Filbee	Two Pigsties	8.4.52	App. Ap
20930 21572	READING BLUE COAT SCHOOL	SCHOOL BOARDING HOUSE CONV. TO SCHOOL BOARDING HOUSE + DRIVEWAY CONN.	W/DR. 31.5.84	N/A C/A
23347	MR. M. TREADWELL	2/ST. EXTENSION & ALTS & INDOOR SWIMMING POOL	24.4.85	N/A C/A
BR24803	"	"	24.6.85	APP N/A
25353	"	DOUBLE GARAGE	19.5.86	C/A
BRA 415	"	DOUBLE GARAGE	10.3.86	APP N/A
26213	"	S/ST. EXTENSION	3.11.86	C/A
26892 W/DR. 27136 *	"	HOUSE & GARAGE	18.2.87	REF
BRA 7281	"	"	22.12.86	APP
29169	"	GARAGE	27.11.87	C/A
BRA 4174	"	"	6.1.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

* APPEAL DISMISSED - 2.10.87

(2)

ADDRESS INGLEWOOD HOUSE / MEADE PARK PARISH SONNING

PLOT No. ORD. SHEET No. SU 7574 36

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35263	MEADE PARK. MR. R. HUNTER	REDEV. OF PART FOR LT. JOINERY BUSINESS WITH OFFICE & STORES	9.5.90	Ref
37412	" "	LT. TO LT. JOINERY SHOP (1ST FLOOR OFFICES & STORES)	3.4.91	C/A
39643	MR. O. HOLT	PART OF HOUSE AS DAY NURSERY	23.7.92	C/A
40653	INGLEWOOD DAY NURSERY	S/ST. LT (CLASSROOM, OFFICE, WC)	19.3.93	C/A
LP/93/1364	MR & MRS. O HOLT	LT. TO DAY NURSERY	23.5.93	APP
42017	INGLEWOOD DAY NURSERY (INGLEWOOD)	"	17.1.94	C/A
42371	MR. O. HOLT "	1ST FLOOR LT (S/ST. LT) CONSERVATORY	25.3.94	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 LP94/2219 MR & MRS. O. HOLT " LT. TO LT. CONSERVATORY 15.3.94 APP

1933

(3)

ADDRESS INGLEWOOD HOUSE / MEADE PARK PARISH SONNING

PLOT No. ORD. SHEET No. SU. 7574 (36)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
FP94/2934A	MESSRS O. HOLT	LHS. TO DAY NURSERY INGLEWOOD HOUSE	~~29-11-94~~ 26.5.95	~~Ref~~ APP
44528 / 95/60617/F	N/P			
45089 / 95/64161/F	"	INGLEWOOD HOUSE - LH. TO DAY NURSERY 1ST FLOOR BEDROOMS FOR DAY NURSERY	23.11.95	C
FP95/40461	"	LH / TOILETS / INT. ALT.	3.1.96	C/APP
96/64712/VAR.	"	VAR. COND. 2 ON 39643 (100 CHILDREN)	6.02.97	C
BN97/0806	"	REMOVAL LOAD BEARING WALL		
97/65880/F	"	2 St. Ext. - Num. Sch.	19.9.97	C
98/67408/V	"	VAR. COND. 2 (67412) 168 CHILDREN		C/A
98/67403/F	"	LH TO NURSERY & ACCOMM.		C/A
FP99/85251	Oliver Holt.	3 st r/extn - Phase 1.	29/4/99	R

1933

(4)

ADDRESS INGLEWOOD HOUSE / MEADE PARK. PARISH SONNING.

PLOT No. ORD. SHEET No. SU. 7574 (3)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
FP99/8525 A	Oliver Holt	3st r/extn. Ph. 1	3/6/99	App
FP99/8823	"	2St/F	23/7/99	Ref
99/70293/F	Oliver Holt	Addit toilets & relocation of Swim pool to basement (Amendment to 98/67403/F	22.03.00	C

MINISTRY DECISION

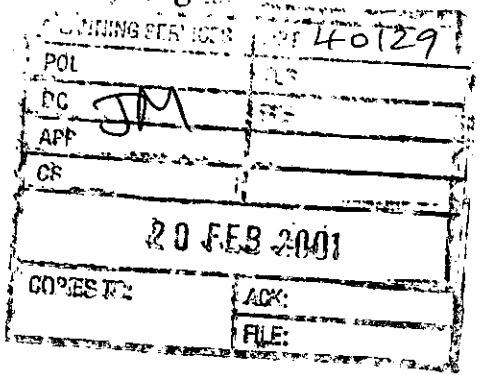
SPECIAL ORDERS

ADDITIONAL DETAILS

3012

Inglewood House

Sonning Lane, Sonning, Berkshire RG4 6ST
Telephone: Reading 944 8338 Facsimile: Reading 944 8099



Joss Miller
Wokingham District Council
Planning Dept
Shute End
Wokingham

12th February 2001

Re: VAR\2000\3012

Dear Ms Miller,

In reply to your letter of the 29th January please find further details as requested.

The holiday dates we are talking about are:-
Christmas – 3 weeks from mid December to 1st week of January.
Feb half term - a week around 2nd or 3rd week of the month.
Easter – 4 weeks max ranging from 3rd week in March to end of April depending on actual date of Easter itself.
May half term – a week towards end of the month.
Summer – up to 8 weeks from mid July to 1st week of September.
October half term – a week towards end of the month.

All these dates should coincide with Blue Coat Schools' holiday periods.

May I emphasize that although we have requested an increase in numbers from 168 - 184 (during holiday periods) the likelihood of the actual numbers being much in excess of 170 in total is **remote**. On normal days we usually have about 10 children off sick and during holiday periods (when the club operates) our attendance is down anywhere from 10% - 30% which means between 16 – 50 less children.

That is the **reality** of the last eight years of operation but for Social Services registration purposes we have to work on theoretical situations so **theoretically,** if the holiday club was operating and every single child in the nursery was well and no child was on holiday, we would be breaching our Social Service conditions. We have to apply for a theoretical maximum number of 184 but in the real world this is even less likely to be achieved than having all our staff turn up – which has yet to happen!

Inglewood House

Due to its very nature about half the children attending the holiday club have younger siblings in the nursery so there are no extra traffic movements involved for them. Coupled with the children away on holiday the net result is **potentially** 2 or 3 extra cars compared to a normal day and this would only be in the weeks before Christmas when less people are away on holiday. During the other times there will be no increase in traffic.

I can understand concerns regarding **perceived** increases in both traffic and parking but I hope the above information will explain that these fears are unfounded and any **actual** increase would be tiny.

For the record may I explain how the nursery operates on a daily basis :- Unlike school, parents are free to deliver and collect their children at times to suit themselves between 8am – 6pm, so although the majority arrive between 8 and 9, we still have children coming in up to about 10am. In the afternoon children start to leave from about 4pm and therefore we avoid the bottlenecks that happen with rigid times.

The result of this flexibility is that the traffic is more evenly spaced and on site car parking is never a problem. Our customers are predominately on their way to work in the morning and would not appreciate having to wait to park. Furthermore our staff work a two shift system (8 - 5 or 9 – 6), so first and last thing we only have half our staff on duty, which frees up 9 or 10 parking spaces for parents at the busier periods. Conversely when our staff numbers are at their maximum there are fewer parents using the car park so it all *dovetails in very smoothly*.

As regards the entranceway onto Sonning Lane - not only have we met all the conditions of the previous application we have removed a large hump in the entranceway further aiding visibility. There is a totally unobstructed view both up and down the lane. We also make sure any undergrowth up the lane is kept trimmed.

I hope this gives a clearer picture of the <u>actual</u> effects based not on hypotheticals but on the last 8+ years of the nursery and the last year with the holiday club operating without any problems.

Yours sincerely

O.C. Holt

WORK SHEET FOR : Joss Miller

Application Number : VAR/2000/3012

Applicant : Mr O Holt .

Location : Inglewood House, Sonning Lane, Sonning, Reading.

Proposal : Proposed variation to condition 2 of consent 98/67408/V to allow increase in numbers of children from 168 to 184 during school holidays.

Site Notice Displayed ? :

YES	NO	DATE
✓		2/1

Date of Neighbour Notifications : 20/12

Date of Site Visit : 2/1

Date Registered : 07/12/2000

Earliest Date for Decision : 13/01/2001

Latest Consultation Date/Site Notice Expiry Date : 13/01/2001

This application will have expired on: 01/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Sonning PC - Concerns regarding traffic
Highways - Additional info needed 24/12.
Env. Health - No objections
~~Conservation~~
Highways - ~~Recd~~ Add. Info - No objections
Conservation - No objections

Planning Issues :

Effect on street scene & neighbouring properties WBE1.
Conservation Area.
Rural Area.

Application Number: VAR/2000/3012

Appraisal :

This application is for the variation of condition 2 of 98/67408/V to allow an increase in numbers from 168 to 184 during School holidays.

There will be no increase in parking spaces provided. However, the dropping off and collecting of the children will be staggered, as are the staff, therefore, although there could be a slight increase in traffic movement, it would not be considered sufficient to result in an adverse effect sufficient to warrant a refusal.

Therefore any impact on neighbours, highways or the Conservation Area would be minimised.

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

Application Number VAR/2000/3012
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
~~[illegible]~~			
		NO2	'Letter' '20/2/01' specifying the details in which the increase in the number of children may be required.

RECORD OF SITE VISIT

SITE ADDRESS: Inglewood House
Sonning Lane Sonning Reading.

APPLICATION NUMBER:
VAR/2000/3012

OFFICER: Joss Miller

DATE OF SITE VISIT: 2/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS
Nursery in rural area

3. DESCRIPTION OF SITE/BUILDING
2/s building — no external changes.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Next to Reading Blue Coated School.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING No of spaces needed.

LEVELS —

BOUNDARY TREATMENT fence & hedge on one side (to school)

OTHERS Some trees & shrubery to front
Set well back from road.

Tel: (0118) 974 6463

Date: 13/03/01

My ref: VAR/2000/3012

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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: VAR/2000/3012
Inglewood House, Sonning Lane, Sonning, Reading.
Proposed variation to condition 2 of consent 98/67408/V to allow increase in numbers of children from 168 to 184 during school holidays.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 23/03/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **VAR/2000/3012**
Inglewood House, Sonning Lane, Sonning, Reading.
Proposed variation to condition 2 of consent 98/67408/V to allow increase in numbers of children from 168 to 184 during school holidays.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor N Rose

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 6463 (Direct Line)

Date. 29 January 2001

My ref. JM/VAR/2000/3012

Your ref.

Mr O Holt
Inglewood House
Sonning Lane
Sonning
Berkshire
RG4 6ST

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

Dear Mr Holt,

RE: PROPOSED VARIATION OF CONDITION INVOLVING AN INCREASE IN NUMBERS DURING SCHOOL HOLIDAYS FROM 168 TO 184 AT INGLEWOOD HOUSE, SONNING LANE, SONNING. (VAR/2000/3012)

Further to my telephone message left for you on 25 January 2001, I am writing to request additional information. This consists of the following:

- Plan showing parking allocated within the curtilage of the building,
- The number of spaces allocated to the staff highlighted on this plan, and
- Any proposed additional parking for the potential increase in traffic.

Could you please confirm that the access has been approved in accordance with the Section 106 agreement attached to the previous application.

I would appreciate it if you could deal with these issues within 14 days of the date of this letter. If I do not hear from you within this time period, I will assume that you would like the application to be determined as it stands, and act accordingly.

If you have any questions regarding this matter I can be contacted on the above telephone number.

Yours sincerely

J M K MILLER

Planning Assistant

File:
revised.plans.needed

21 DEC 2000

To:
Harold Sanders
Urban Design And Conservation Officer

From: Joss Miller

Date: 20 December 2000

Application Number: VAR/2000/3012

Proposal: Proposed variation to condition 2 of consent 98/67408/V to allow increase in numbers of children from 168 to 184 during school holidays..

Site Address:
Inglewood House, Sonning Lane, Sonning, Reading.

Applicant:
Mr O Holt .

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

THE PROPOSED VARIATION TO CONDITION 2 WOULD NOT AFFECT THE BUILDING, ITS LAYOUT, PARKING FACILITY OR IMPACT ON THE CONSERVATION AREA. (INGLEWOOD HOUSE IS ON THE BOUNDARY, BUT WITHIN THE CONSERVATION AREA)

Harold Sanders.

CONSERVATION + DESIGN.

16.01.01.

Joss Miller

From: Nigel Rose [Nigel.Rose@ukgateway.net]
Sent: 27 December 2000 11:39
To: John R Mitchell
Cc: Joss Miller; Lesley Bates; tom.callaghan@wokingham.gov.uk
Subject: Inglewood House : VAR/2000/3012

John,

Thanks for your memo of 20th December which I received just before the break for Xmas.

I have a number of concerns about the changes to condition 2, which was put on because of considerations of traffic along Sonning Lane and at the A4 junction, amongst other things. There is also the issue of safe working in the building itself. Have Social Services given agreement to the increased numbers? Could you please check and let me know. Joined-up government must apply!

Increased numbers will generate a need for more staff and more traffic and parking.

What is the definition of school holidays? Independent and state school terms and holidays are different. We could therefore have a peaking overlap - extra children from the independent sector going to Inglewood, whilst state sector children are still going to school. If you are going to relax the condition, the terms need to be clearly defined in terms of the school holidays in Wokingham district (should Reading's also be taken into account?).

I should be pleased if you would investigate these various points and let me have some answers, before a decision is made. Will it go to Committee anyway, being a variation of a Committee decision? It ought to.

Thanks,

Kind regards and a Happy New Year,

Nigel Rose

The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Unless expressly authorised in writing, disclosure, copying, distribution and/or retention, in part or in whole, of this e-mail is prohibited and may be unlawful.

Nigel Rose cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer and, as such, is not liable for any damage that may be caused as a result.

Please delete this e-mail if it is not intended for you.

Date: 21 February 2001

To: Highways

We have received Additional Details for the following planning application:

Application Number: VAR/2000/3012

Location: Inglewood House, Sonning Lane, Sonning, Reading.

Proposal: Proposed variation to condition 2 of consent 98/67408/V to allow increase in numbers of children from 168 to 184 during school holidays.

Applicant: Mr O Holt.

Case Officer: Joss Miller

The new plans show the following: Letter giving additional details re: holiday times and parking details.

Comments are required by 28/02/2001.

Should you have any queries regarding this application please contact the *case officer Joss Miller on* (0118) 974 6463.

The Highway Authority feel that there could be an increase in traffic movements, however I agree with what the applicant has said and don't feel that the increase will be material in this instance. Therefore the Highway Authority have no objections to the proposals.

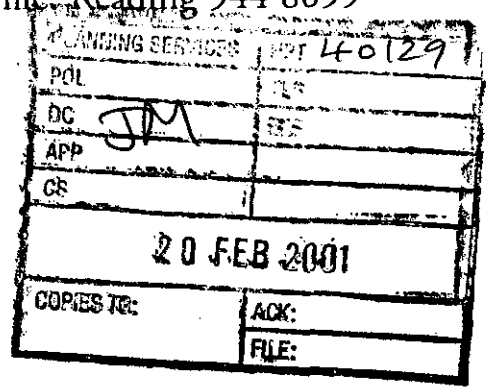
Adam Coggins 26/02/01

ADDITIONAL DETAILS

3012

Inglewood House

Sonning Lane, Sonning, Berkshire RG4 6ST
Telephone: Reading 944 8338 Facsimile: Reading 944 8099



Joss Miller
Wokingham District Council
Planning Dept
Shute End
Wokingham

12th February 2001

Re: VAR\2000\3012

Dear Ms Miller,

In reply to your letter of the 29th January please find further details as requested.

The holiday dates we are talking about are:-
Christmas – 3 weeks from mid December to 1st week of January.
Feb half term - a week around 2nd or 3rd week of the month.
Easter – 4 weeks max ranging from 3rd week in March to end of April depending on actual date of Easter itself.
May half term – a week towards end of the month.
Summer – up to 8 weeks from mid July to 1st week of September.
October half term – a week towards end of the month.

All these dates should coincide with Blue Coat Schools' holiday periods.

May I emphasize that although we have requested an increase in numbers from 168 - 184 (during holiday periods) the likelihood of the actual numbers being much in excess of 170 in total is **remote**. On normal days we usually have about 10 children off sick and during holiday periods (when the club operates) our attendance is down anywhere from 10% - 30% which means between 16 – 50 less children.

That is the **reality** of the last eight years of operation but for Social Services registration purposes we have to work on theoretical situations so **theoretically,** if the holiday club was operating and every single child in the nursery was well and no child was on holiday, we would be breaching our Social Service conditions. We have to apply for a theoretical maximum number of 184 but in the real world this is even less likely to be achieved than having all our staff turn up – which has yet to happen!

Inglewood House

Due to its very nature about half the children attending the holiday club have younger siblings in the nursery so there are no extra traffic movements involved for them. Coupled with the children away on holiday the net result is **potentially** 2 or 3 extra cars compared to a normal day and this would only be in the weeks before Christmas when less people are away on holiday. During the other times there will be no increase in traffic.

I can understand concerns regarding **perceived** increases in both traffic and parking but I hope the above information will explain that these fears are unfounded and any **actual** increase would be tiny.

For the record may I explain how the nursery operates on a daily basis :- Unlike school, parents are free to deliver and collect their children at times to suit themselves between 8am – 6pm, so although the majority arrive between 8 and 9, we still have children coming in up to about 10am. In the afternoon children start to leave from about 4pm and therefore we avoid the bottlenecks that happen with rigid times.

The result of this flexibility is that the traffic is more evenly spaced and on site car parking is never a problem. Our customers are predominately on their way to work in the morning and would not appreciate having to wait to park. Furthermore our staff work a two shift system (8 - 5 or 9 – 6), so first and last thing we only have half our staff on duty, which frees up 9 or 10 parking spaces for parents at the busier periods. Conversely when our staff numbers are at their maximum there are fewer parents using the car park so it all dovetails in very smoothly.

As regards the entranceway onto Sonning Lane - not only have we met all the conditions of the previous application we have removed a large hump in the entranceway further aiding visibility. There is a totally unobstructed view both up and down the lane. We also make sure any undergrowth up the lane is kept trimmed.

I hope this gives a clearer picture of the <u>actual</u> effects based not on hypotheticals but on the last 8+ years of the nursery and the last year with the holiday club operating without any problems.

Yours sincerely

O.C. Holt

Date: 21 February 2001

To: Case Officer

We have received Additional Details for the following planning application:

Application Number: VAR/2000/3012

Location: Inglewood House, Sonning Lane, Sonning, Reading.

Proposal: Proposed variation to condition 2 of consent 98/67408/V to allow increase in numbers of children from 168 to 184 during school holidays.

Applicant: Mr O Holt.

Case Officer: Joss Miller

The new plans show the following: Letter giving additional details re: holiday times and parking details.

Comments are required by 28/02/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

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

App No. VAR/2000/3012 (Planaps) / (Ludhouse) Date Rec. 20/2/01

Location: Inglewood House, Sonning Lane

Parish Sonning

Applicant: Mr Holt.

Description of attached plans

Letter giving exhibition details re: holiday times & parking details

~~Drawing No's:~~

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: Social Services
Cllr Rose

		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: Mead Park, Sports Club.
1 & 2 The Lodge Sonning Lane Date for Responses 7 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 JM.

Consultations Sent by Admin. on 21.02.PS.

Yellow - Part One Copy
Green - Officer's Copy

TRANSMISSION REPORT

FROM (OWNER):	0205 239 0941
TO:	+44 118 969 3195
PAGE(S):	3
DURATION:	2'11"
RESOLUTION:	STANDARD
RESULT:	OK

Dear Cllr Rose.

Sorry I didn't fax the additional information to you last night. If you have any questions regarding this I'm at home today (0208 6550777) or at work on friday (pm). on 0118 9746463.

Regards.

Joss Miller

0118
9693195.

Inglewood House

Sonning Lane, Sonning, Berkshire RG4 6ST
Telephone: Reading 944 8338 Facsimile: Reading 944 8099

PROPERTY SERVICES	HPT
POL	TLS
DC JM	ENF
APP	
CS	
19 FEB 2001	
COPIES TO:	ACK:
	FILE:

Joss Miller
Wokingham District Council
Planning Dept
Shute End
Wokingham

12th February 2001

Re: VAR\2000\3012

Dear Ms Miller,

In reply to your letter of the 29th January please find enclosed car park plan as requested.

The holiday dates we are talking about are:-
Christmas – 3 weeks from mid December to 1st week of January.
Feb half term - a week around 2nd or 3rd week of the month.
Easter – 4 weeks max ranging from 3rd week in March to end of April depending on actual date of Easter itself.
May half term – a week towards end of the month.
Summer – up to 8 weeks from mid July to 1st week of September.
October half term – a week towards end of the month.

All these dates should coincide with Blue Coat Schools' holiday periods.

May I emphasize that although we have requested an increase in numbers from 168 - 184 (during holiday periods) the likelihood of the actual numbers being much in excess of 170 in total is **remote**. On normal days we usually have about 10 children off sick and during holiday periods (when the club operates) our attendance is down anywhere from 10% - 30% which means between 16 – 50 less children.

That is the **reality** of the last eight years of operation but for Social Services registration purposes we have to work on theoretical situations so **theoretically,** if the holiday club was operating and every single child in the nursery was well and no child was on holiday, we would be breaching our Social Service conditions. We have to apply for a theoretical maximum number of 184 but in the real world this is even less likely to be achieved than having all our staff turn up – which has yet to happen!

Inglewood House

Due to its very nature about half the children attending the holiday club have younger siblings in the nursery so there are no extra traffic movements involved for them. Coupled with the children away on holiday the net result is **potentially** 2 or 3 extra cars compared to a normal day and this would only be in the weeks before Christmas when less people are away on holiday. During the other times there will be no increase in traffic.

I can understand concerns regarding **perceived** increases in both traffic and parking but I hope the above information will explain that these fears are unfounded and any **actual** increase would be tiny.

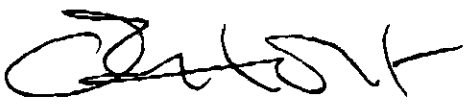
For the record may I explain how the nursery operates on a daily basis :- Unlike school, parents are free to deliver and collect their children at times to suit themselves between 8am – 6pm, so although the majority arrive between 8 and 9, we still have children coming in up to about 10am. In the afternoon children start to leave from about 4pm and therefore we avoid the bottlenecks that happen with rigid times.

The result of this flexibility is that the traffic is more evenly spaced and on site car parking is never a problem. Our customers are predominately on their way to work in the morning and would not appreciate having to wait to park. Furthermore our staff work a two shift system (8 - 5 or 9 – 6), so first and last thing we only have half our staff on duty, which frees up 9 or 10 parking spaces for parents at the busier periods. Conversely when our staff numbers are at their maximum there are fewer parents using the car park so it all dovetails in very smoothly.

As regards the entranceway onto Sonning Lane - not only have we met all the conditions of the previous application we have removed a large hump in the entranceway further aiding visibility. There is a totally unobstructed view both up and down the lane. We also make sure any undergrowth up the lane is kept trimmed.

I hope this gives a clearer picture of the actual effects based not on hypotheticals but on the last 8+ years of the nursery and the last year with the holiday club operating without any problems.

Yours sincerely



O.C. Holt

38684

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION APPLICATION No. VAR/2000/3012

COPIES TO:

Officer JOSS MILLER

Parish SONNING.

Proposal VARIATION TO CONDITION 2 OF CONSENT 98/67408/V TO ALLOW INCREASE IN NUMBERS OF CHILDREN FROM 168 TO 184 DURING SCHOOL HOLIDAYS.

Address INGLEWOOD HOUSE SONNING LANE.

Applicant MR O HOLT.

The Parish Council has the following comments.

1. The Council's concerns regarding the access to the site (where the access road joins Sonning Lane) are on record but have still not been addressed. In its comments on May 14 1998 the Council asked for improvements to this poor road junction where there is a history of accidents, including additional lighting. Although passing places have been introduced along the access road nothing has been done to reduce the possibility of accidents caused by vehicles entering or leaving the site. With more vehicles accessing the site there is the potential problem of queues forming in Sonning Lane, which has become increasingly busy, leading to further traffic chaos.

2. The numbers of children attending Inglewood have increased from the original 25 to 168 over a short space of time and reflect a similar increase in the numbers of staff on site, both teaching and non-teaching. This application to increase the numbers of children attending the school must also indicate an increase in staff, and therefore an increase in traffic movements along Sonning Lane, which can only exacerbate the existing traffic problems.

3. It is understood that condition 2 was imposed when the recent planning was granted, in part, because of concerns regarding the traffic along Sonning Lane and at its junction with the A4. If this increase in numbers is allowed this small consideration of the Parish Council's concerns will be negated.

4. In the absence of any definition by the applicant of the term 'school holidays' the Council is concerned that if this application were approved, it could easily be abused. This could lead to an increase in the numbers of cars on Sonning roads, particularly at times when others schools are in operation. There is an abundance of different types of schools, both in Berkshire and Oxfordshire, who make their own arrangements for holiday periods.

01189 697753

Oxfordshire schools for instance have half terms a week earlier or later than Wokingham schools. Would this entitle Inglewood to have additional numbers of children for two weeks, instead of one, at half term. Equally private schools have longer summer, Christmas and Easter holidays than state schools. It would seem difficult to legislate for every variation of holiday arrangements.

5. For the above reasons the Parish Council urges Wokingham District Council to refuse this application.

L. A. Bates (Clerk to the Council). 12 JANUARY 2001

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 20 December 2000

Application Number: VAR/2000/3012

Proposal: Proposed variation to condition 2 of consent 98/67408/V to allow increase in numbers of children from 168 to 184 during school holidays.

Parish: SONNING PARISH

Site Address:
Inglewood House, Sonning Lane, Sonning, Reading.

Applicant:
Mr O Holt .

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

✓ below as applicable;

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

Comments as per application no. 98/67408/F, which refers to recommendations in app no. 67403.

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

04/01/01

JM

PLANNING SERVICES	HPT
PL	TLS
	ENF
PP	

08 JAN 2001

COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis
Environmental Health

My Ref: jpe/inglewood

To: Joss Miller
Planning

Your Ref: VAR/2000/3012

Date. 05 January 2001

PROPOSED: VARIATION TO CONDITION 2 OF CONSENT 98/67408/V TO ALLOW INCREASE IN NUMBERS OF CHILDREN FROM 168 TO 184 DURING SCHOOL HOLIDAY

LOCATION: INGLEWOOD HOUSE NURSERY, INGLEWOOD HOUSE, SONNING LANE, SONNING

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

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: VAR/2000/3012

Proposal:
Proposed variation to condition 2 of consent 98/67408/V to allow increase in numbers of children from 168 to 184 during school holidays.

Location:
Inglewood House Sonning Lane Sonning Reading

This application is being advertised in the Reading Chronicle newspaper on the 12/01/2001 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **02/02/2001**. 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 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.

Date: 12/01/2001

Received by Wokingham District Council

Application No: VAR/2000/3012

Proposal:
Proposed variation to condition 2 of consent 98/67408/V to allow increase in numbers of children from 168 to 184 during school holidays.

Location:
Inglewood House, Sonning Lane, Sonning, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

20 December 2000

X1 Times

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	7 DEC
Officer: JM	Application No. VAR/2000/3012

Map No. 36 **Site** 025
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(VAR) PROPOSED VARIATION TO CONDITION 2. OF CONSENT 98/67408/V TO ALLOW INCREASE IN NUMBERS CHILDREN FROM 168 TO 184 DURING SCHOOL HOLIDAYS ?

Location: INGLEWOOD ~~DAY NURSERY~~ House - SONNING LANE

Parish: SONNING Ward: Sonning
20-12-2000-B.

Applicant: MR O HOLT

Fee Received 95-00 (9) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
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			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area Sonning

Listed Building 1 2 2*

Advertisement Required App. within Cons Area (Ian – is it necessary to advertise this sort of appn. – no change in external appearance?)

Date Site Notice Sent : 20.12.2000 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 (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services ✓ .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....

.....

No pre-apps

NEIGHBOURS: S/N + See map

.....

.....

.....

.....

.....

.....

.....

.....

.....

Inglewood House

07 DEC.2000* 3012

Sonning Lane, Sonning, Berkshire RG4 6ST
Telephone: Reading 944 8338 Facsimile: Reading 944 8099

Planning Services
Wokingham District Council
Shute End
Wokingham

December 5th 2000

Dear Sirs,

I telephoned yesterday as I needed someone to look up planning permission no 98/67408/V, as I needed one piece of information from it and I could not find my copy, but was told that this had not been issued as it was still subject to a 106 agreement.

This application (along with 98/67403/F) went to committee in December '98 and was approved subject to a 106 agreement which was finally agreed late '99 and we duly paid over £10,000 as agreed.

A planning officer called Nicola then 'phoned me to say that Mrs Severin in the legal department was looking into this but both people have been unavailable today(Tues) when I telephoned.

I am going away until after Xmas so I am putting this new application in now as I need a decision during February.

Hopefully you may have already sorted out the confusion by the time you read this letter so it will prove to be redundant.

Yours sincerely,

O.C. Holt

07 DEC 2000* 3312

Inglewood House

Sonning Lane, Sonning, Berkshire RG4 6ST
Telephone: Reading 944 8338 Facsimile: Reading 944 8099

Planning Services
Wokingham District Council
Shute End
Wokingham
December 3rd 2000

Dear Sirs,

INGLEWOOD DAY NURSERY: RELAXATION OF CONDITION

During this past year we have run a holiday club for a maximum of 16 children who have mostly left the nursery to attend school but whose parents have to work for some of the school holiday period. This has been very popular and we have involved our day care advisor at social services from the outset. We have never exceeded our total number of children on site (168) as the nursery has only just reached maximum capacity and then only in the mornings - we have never been full in the afternoons as the demand from part time working mothers has always been predominately for mornings.

It is against our social services registration to offer places to children in the holiday club if it could take us over our maximum number in the nursery as a whole. Although in practice this is unlikely to happen (as the holiday club by it's very nature only operates when numbers are lower) and with sickness we never have every child in attendance anyway, theoretically we could be in breach and so we are seeking a relaxation of condition on maximum numbers on application 98/67408/V from 168 to 184.

We are not requesting an increase in numbers in term time it **only** applies to school holiday periods.

Obviously **the** major issue in Sonning is traffic but some of the children attending the club are siblings, so their parents are already coming to the nursery, and of the others I don't see it can cause a problem as the normal traffic is so reduced during the school holidays in any case.

Yours sincerely

O.C. Holt

Nursery Manager: Mrs Karen Edwards N.N.E.B., A.D.C.E. Nursery Administrator: Mrs Dawn Bowman N.N.E.B., A.D.C.E.

Proprietors: Mr Oliver Holt and Mrs Laura Holt

1789/a

SECTION 66 CERTIFICATE

Application No.

07 DEC [illegible] 3512

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

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

- 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) . . . . . .

. . . . . .

(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).

- 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

Signed . . . . . .

On behalf of . . . . . .

Date . . . 3/12/00 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

Application No.

07.DEC.2000*

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

Signed . . . . . .

On behalf of . . . . . .

Date 3/12/00 . . . . . .

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

1933

(3)

ADDRESS INGLEWOOD HOUSE / MEADE PARK **PARISH** SONNING

PLOT No. **ORD. SHEET No.** SU. 7574 (36

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
FP94/2934/F	MR & MRS O. HOLT	4HS. TO DAY NURSERY INGLEWOOD HOUSE	~~29-11-94~~ 26-5-95	REF APP
44528 / 95/60617/F	N/P			
45089 / 95/64841/F	"	INGLEWOOD HOUSE - 4H. TO DAY NURSERY 1ST FLOOR BEDROOMS FOR DAY NURSERY	23-11-95	C
FP95/4041	"	4H / TOILETS / INT. ALT.	3-1-96	C/APP
96/64712/VAR.	"	VAR. COND. 2 ON 39643 (100 CHILDREN)	6-02-97	C
BN97/0806	"	REMOVAL LOAD BEARING WALL		
97/65880/F	"	2 St. Ext. - Num. Sch.	19.9.97	C
98/67408/V	"	VAR. COND. 2 (67412) 168 CHILDREN		C/A
98/67403/F	"	4H TO NURSERY & ACCOMM.		C/A
FP99/85251	Oliver Holt.	3 st rlextn - Phase 1.	29/4/99	R

1933

(4)

ADDRESS INGLEWOOD HOUSE / MEADE PARK. **PARISH** SONNING.

PLOT No. **ORD. SHEET No.** SU. 7574 (3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
FP99/8525 A	Oliver Holt	3st r/extn. Ph. 1	3/6/99	APP
FP99/8823	"	2 St/F	23/7/99	REF
99/70293/F	Oliver Holt	Addit toilets & relocation of Swim pool to basement (Amendment to 98/67403/F	22.03.00	C

MINISTRY DECISION

SPECIAL ORDERS

(1) "INGLEWOOD FARM," / MEADE PARK

ADDRESS OFF SONNING LANE PARISH SONNING

PLOT No. NB. SITE DIVIDED - TREADWELL AT INGLEWOOD HOUSE ORD. SHEET No. SU.7574 (3

BUILDER MEADE PARK - SPAPRIDE OWN REST - RE RAY HICKMAN

Plan No.	Applicant	Description of Development	Date of Decision	Decision
227/52	MR. F. FILBEE	DET. HOUSE	6.7.52	App
180/51	Mr. G.H. Pearce	Det. House	12.6.51	App
153/52	Mr. F.S. Filbee	Two Pigsties	8.4.52	App.
20930 21572	READING BLUE COAT SCHOOL	SCHOOL BOARDING HOUSE CONV. TO SCHOOL BOARDING HOUSE + DRIVEWAY CONN.	W/DR. 31.5.84	N/A CIA
23347	MR. M. TREADWELL	2/ST. EXTENSION & ALTS & INDOOR SWIMMING POOL	24.4.85	N/A CIA
BR24803	"	"	24.6.85	APP N/A
25353	"	DOUBLE GARAGE	19.5.86	CIA
BRA 415	"	DOUBLE GARAGE	10.3.86	APP N/A
26213	"	S/ST. EXTENSION	3.11.86	CIA
26892 W/DR.				
27136	"	HOUSE & GARAGE	18.2.87	REF
BRA 7281	"	"	22.12.86	APP
29169	"	GARAGE	27.11.87	CIA
BRA 4174	"	"	6.1.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

* APPEAL DISMISSED - 2.10.87

(2)

ADDRESS INGLEWOOD HOUSE / MEADE PARK PARISH SONNING

PLOT No. ORD. SHEET No. SU 7574 36

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35263	MEADE PARK. MR. R. HUNTER	REDEV. OF PART FOR LT. JOINERY BUSINESS WITH OFFICE & STORES	9.5.90	Ref
37412	" "	LT. TO LT. JOINERY SHOP (1ST FLOOR OFFICES & STORES)	3.4.91	CIA
39643	MR. O. HOLT	PART OF HOUSE AS DAY NURSERY	23.7.92	CIA
40653	INGLEWOOD DAY NURSERY	S/ST. LT (CLASSROOM, OFFICE, WC)	19.3.93	CIA
LP/93/1364	MR & MRS. O HOLT	LT. TO DAY NURSERY	23.5.93	APP
42017	INGLEWOOD DAY NURSERY (INGLEWOOD)	"	17.1.94	CIA
42371	MR. O. HOLT "	1ST FLOOR LT (S/ST. LT) CONSERVATORY	25.3.94	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 LP94/2219 MR & MRS. O. HOLT " LT. TO LT. CONSERVATORY 15.3.94 APP

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

07 DEC 2000* 3012

1.	APPLICANT'S NAME	OLIVER HOLT
	ADDRESS	INGLEWOOD HOUSE, SONNING LANE, SONNING BERKS
	POST CODE	RG4 6ST PHONE 0118 927 2247
	AGENT'S NAME	
2. If the applicant has an agent, all *correspondence will be sent to* the agent	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	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		INCREASE IN NUMBERS DURING SCHOOL HOLIDAYS FROM 168 TO 184.
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
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	SITE PLAN

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 98/67408/V Conditions to be relaxed SEE LETTER

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	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

1769b

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.

CHILDREN'S DAY NURSERY

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

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

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

AS EXISTING

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

N/A

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

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

N/A

* STATE No. OF HABITABLE ROOMS

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

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

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

£95

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 3/12/00

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
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.

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

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

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.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

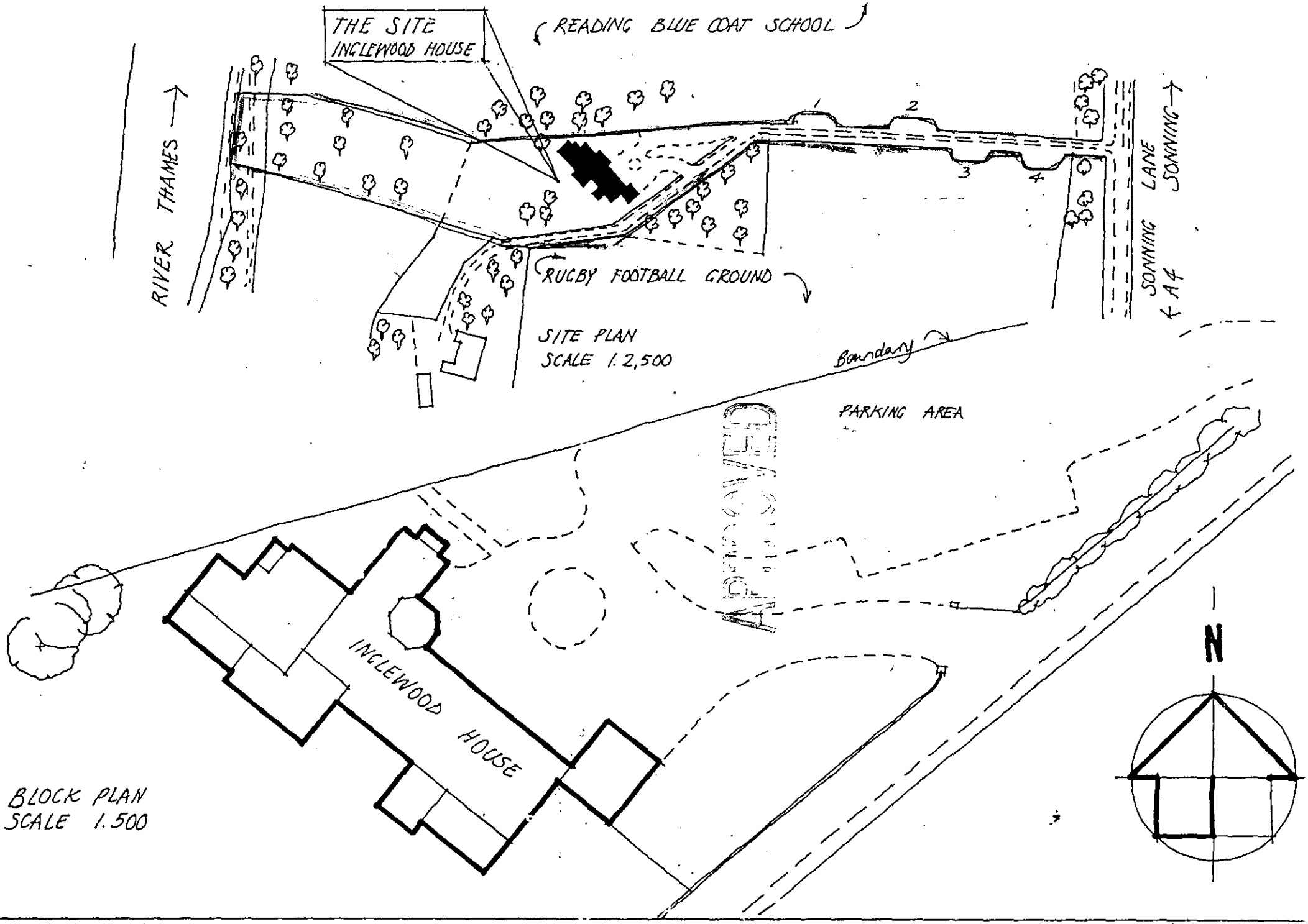
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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



INGLEWOOD HOUSE, SONNING LANE, SONNING, BERKSHIRE. LOCATION AND BLOCK PLANS. DRWG HIH/S1
FRANCIS SEDGMAN ARCHITECT. (01734) 345851