APPLICATION NO:
VAR/2001/3468

LOCATION:
13 Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Child Base Nurseries Ltd C/O West-Waddy ADP (John Aston) Chartered Architects &

PROPOSAL:
Proposed variation to condition 2 of consent VAR/2000/0527 to change hours from 8.00 am & 6.00 pm to 7.30 am and 6.30 pm Mondays to Fridays and not at all on Saturdays Sundays and Bank Holidays.

EARLIEST DATE FOR DECISION: **01/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/04/2001

CASE OFFICER: **Elaine Connor**

SYSTEMS LTD
SOUTHPORT U.K Tel 0704-26866 Fax.0704-256
LONDON OFFICE Tel.071-377-1777 Fax.071-247-

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Child Base Nurseries Ltd
C/O John Ashton - West-Waddy
ADP Chartered Architects & Town Planners
3A Bury Street
Abingdon
Oxon
OX14 3OY

Application Number: VAR/2001/3468

Parish:	**FINCHAMPSTEAD**
Location:	**13, Nine Mile Ride, Finchampstead, Wokingham.**
Proposal:	**Proposed variation to condition 2 of consent VAR/2000/0527 to change hours from 8.00 am & 6.00 pm to 7.30 am and 6.30 pm Mondays to Fridays and not at all on Saturdays Sundays and Bank 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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The change of hours hereby permitted shall not take place 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. The premises shall be used for the purposes of a playgroup/nursery only between the hours of 7.30am and 6.30pm Monday to Friday and not at all on Saturdays, Sundays or Bank Holidays. The premises shall otherwise continue to be used as a private dwelling.

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

Reason

2. To prevent an over intensive use of the site to the detriment of the local amenity.

Informative

1. All other conditions of planning permission 38350 and VAR/2000/0527 continue to apply.

John Mitchell
Development Control Manager
Date: 18/04/2001

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.

WEST WADDY : ADP
ASSOCIATED DESIGN PARTNERSHIP

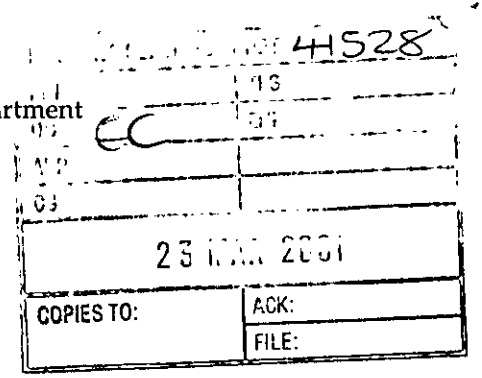
CHK / JA/YG

22 March 2001

3A Bury Street
Abingdon
Oxfordshire
OX14 3QY

Tel: 01235 523139/553525
Fax: 01235 521662
e-mail: westwaddy@aol.com

The Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR



For the attention of Ms Elaine Connor

Dear Ms Connor

Re: 1) Variation of Planning Condition To Permit Change in Hours
2) Variation of Condition To Change Name of Operator
30 Nine Mile Drive, Finchampstead
Application Reference Numbers: VAR/2001/3468 & VAR/2001/3467

I write with reference to our telephone conversation on 21 March 2001.

I understand that you have no objections to either of the two Application proposals but that you have to wait until 1 April 2001 for the consultation period to lapse.

I understand at the end of that period you consult with the local Councillor for a ten day period and, subject to no objections, you have Delegated Powers to approve both Applications.

If you require any further information or clarification upon any matter surrounding either of the Applications please do not hesitate to contact me.

Yours sincerely

John Ashton Dipl T.P. MRTPI
On behalf of West Waddy : ADP

LISTING FORM

Case officer: **Elaine Conn** Application Number: **VAR/2001/3468**

13, Nine Mile Ride, Finchampstead, Wokingham.

Proposed variation to condition 2 of consent VAR/2000/0527 to change hours from 8.00 am & 6.00 pm to 7.30 am and 6.30 pm Mondays to Fridays and not at all on Saturdays Sundays and Bank Holidays.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 11.04.01.

Councillor M Long

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

Recd 8.00AM 11.4.01

Received by Wokingham District Council

Application No: VAR/2001/3468

Proposal:
Proposed variation to condition 2 of consent VAR/2000/0527 to change hours from 8.00 am & 6.00 pm to 7.30 am and 6.30 pm Mondays to Fridays and not at all on Saturdays Sundays and Bank Holidays.

Location:
13, Nine Mile Ride, Finchampstead, 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/04/2001. 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

08 March 2001

Tel: (0118) 974 6451

Date: 5/4/01

My ref: VAR/2001/3468

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2001/3468
13, Nine Mile Ride, Finchampstead, Wokingham.
Proposed variation to condition 2 of consent VAR/2000/0527 to change hours from 8.00 am & 6.00 pm to 7.30 am and 6.30 pm Mondays to Fridays and not at all on Saturdays Sundays and Bank 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 **Elaine Connor** on **(0118) 974 6451**. 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 17/4/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **VAR/2001/3468**
13, Nine Mile Ride, Finchampstead, Wokingham.
Proposed variation to condition 2 of consent VAR/2000/0527 to change hours from 8.00 am & 6.00 pm to 7.30 am and 6.30 pm Mondays to Fridays and not at all on Saturdays Sundays and Bank Holidays.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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 6451

Date: 5/4/01

My ref: VAR/2001/3468

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 G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: VAR/2001/3468
13, Nine Mile Ride, Finchampstead, Wokingham.
Proposed variation to condition 2 of consent VAR/2000/0527 to change hours from 8.00 am & 6.00 pm to 7.30 am and 6.30 pm Mondays to Fridays and not at all on Saturdays Sundays and Bank 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 **Elaine Connor** on **(0118) 974 6451**. 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 17/4/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **VAR/2001/3468**
13, Nine Mile Ride, Finchampstead, Wokingham.
Proposed variation to condition 2 of consent VAR/2000/0527 to change hours from 8.00 am & 6.00 pm to 7.30 am and 6.30 pm Mondays to Fridays and not at all on Saturdays Sundays and Bank Holidays.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor G Cockroft

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

McMICKLIS POULTRY FARM (CARAVAN 11A)

1) ADDRESS 13 NINE MILE RIDE PARISH Lincoln E

01.MAR2001 * 5468

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19897	MR D. BARNADO } 13A	O/L DET HOUSE & GARAGE TO REAR	28.7.83	N/A C/A
22061, BR23496	MRS DEVS. }	"	23.8.84 13.10.84	N/A C/A
22730	" 13A	O/L: REPL. BUNGALOW & DET. HOUSE & GARAGE R/O 13	8.1.85	N/A R
235/50	APP			
49/72	MR D. W BARNADO	Use of poultry houses for storage	12.5.72	N/A REF
BR 5205	"			
05157	"		30.9.76	C/A
06758	" (Land adj.)	O/L [illegible]	25.8.77	N/A REF
~~07140~~	~~MR R. S. PRETERMAN~~	~~CARAVAN (11A)~~	~~27.10.77~~	~~N/A~~ ~~31.10.78~~
BR 7658	"	SEPTIC TANK	28.12.77	APP. N/A
1420	MRS S. MACMANUS	PRE-SCHOOL NURSERY	1.9.88	30.9.89 PA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

34103	"	"	28-9-89	TP. 1W.

2) ADDRESS 13 NINE MILE RIDE (CARAVAN 11A) PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35410	MRS. S. McMANUS	PRE-SCHOOL PLAYGROUP 30 CHILDREN	12.6.90	30.6.91
37371	"	RES. TO "	10.4.91	30.4.93
38350		NURSERY ½ DAY TO FULL CONSERVATORY AS PART 9-00 - 3-30	26.9.91	C/A
45181 95/61273/VAR	"	VAR. COND. 4 ON 38350 (38 CHILDREN)	14.12.95	C/A
/AR/2000/0527	Mrs MacManus	Var cond. 4+5 of consent 38350 (opening hours)	17.05.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

WORK SHEET FOR : Elaine Connor

Application Number : VAR/2001/3468

Applicant : Child Base Nurseries Ltd C/O West-Waddy ADP (John Aston) Chartered Architects &.

Location : 13, Nine Mile Ride, Finchampstead, Wokingham.
Proposal : Proposed variation to condition 2 of consent VAR/2000/0527 to change hours from 8.00 am & 6.00 pm to 7.30 am and 6.30 pm Mondays to Fridays and not at all on Saturdays Sundays and Bank Holidays.

Site Notice Displayed ? :

YES	NO	DATE
	✓	12-3-01

Date of Neighbour Notifications : 8.3.01 nos. 7a, 15, 13a & PADDOCK FARM, 9, MILE RIDE

Date of Site Visit : .....

Date Registered : 01/03/2001

Earliest Date for Decision : 01/04/2001

Latest Consultation Date/Site Notice Expiry Date : 01/04/2001

This application will have expired on: 26/04/2001. 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 :

COMMUNITY SERVICES: No objection
HIGHWAYS: recommend condition - see file.
ENV. HEALTH: No objection.

Planning Issues :

- rural area
- separation of settlement.

Application Number: VAR/2001/3468

Appraisal:

The application being considered proposes the variation of condition no.02 of planing application VAR/2000/0527 to change the hours of operation of the create from 8.00am to 6.00pm, to 7.30am to 6.30pm, Mondays to Fridays and not at all on Saturdays, Sundays and Bank Holidays.

Given that the Council's Highway Authority has no objection to the alteration of the times of operation it is considered that the variation of this condition is acceptable.

Conclusion: Vary condition no.02 of planning consent VAR/2000/0527 to read: '*The premises shall be used for the purposes of a playgroup/nursery only between the hours of 7.30am and 6.30pm Mondays to Fridays and not at all on Saturdays, Sundays or Bank Holidays. The premises shall otherwise continue to be used as a private dwelling.*'

It is not considered that this small extension of operating hours would give rise to detriment to amenity

Application Number VAR/2001/3468
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C122	R122.	
02	~~02~~		The premises shall be used for the purposes of a playgroup/nursery only between the hrs of 7.30am & 6.30pm Mondays to Fridays & not at all on Saturdays, Sundays or bank holidays. The premises shall otherwise continue to be used as a private dwelling.
		INFORM:	All other conditions of planning permission 38350 and VAR/2000/0527 continue to apply.

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

RECOMMENDATION AND CONDITIONS/REASONS AGREED: John Murray
(Development Control Manager)

Date:

RECORD OF SITE VISIT

SITE ADDRESS: 13 Nine Mile Ride
Finchampstead Wokingham.

APPLICATION NUMBER:
VAR/2001/3468

OFFICER: Elaine Connor

DATE OF SITE VISIT: 12.3.01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
rural area
Sporadic dev.

3. DESCRIPTION OF SITE/BUILDING
2 st. detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES
n/a.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING N/A.

LEVELS

BOUNDARY TREATMENT

OTHERS

FROM: Elaine Connor

DATE: 08 March 2001

RECEIVED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: VAR/2001/3468

Proposal: Proposed variation to condition 2 of consent VAR/2000/0527 to change hours from 8.00 am & 6.00 pm to 7.30 am and 6.30 pm Mondays to Fridays and not at all on Saturdays Sundays and Bank Holidays..

Site Address: 13, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Child Base Nurseries Ltd C/O West-Waddy ADP (John Aston) Chartered Architects &.

Your observations are required in respect of this application **by 01/04/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clerk

DATE: 30-3-01

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 08 March 2001

Application Number: VAR/2001/3468

Proposal: Proposed variation to condition 2 of consent VAR/2000/0527 to change hours from 8.00 am & 6.00 pm to 7.30 am and 6.30 pm Mondays to Fridays and not at all on Saturdays Sundays and Bank Holidays.

Parish: FINCHAMPSTEAD PARISH

Site Address:
13, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Child Base Nurseries Ltd C/O West-Waddy ADP (John Aston) Chartered Architects &.

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 re per app no. 0527.

SC23 (SR06) - parking.

Signed: _____ **Print name:** Adam Coggins 14/3/01

Tel. Extn:

My ref: **MG**

Your ref:

March 12, 2001

Community Services Department
Under Eights' Office
Wellington House
Wellington Road
Wokingham
Berkshire RG40 2QB
Tel: (0118) 974 6929
Fax: (0118) 978 9261

Elaine Connor
Environmental Services Department
Planning Services
P.O.Box 157
Shute End Wokingham
Berkshire RG40 1WR.

Dear Ms. Connor,

VAR/2001/3468 Site Address 13 Nine Mile Ride,Finchampstead,Wokingham.

The Crescent Nursery that was registered at the above premises ceased to trade and was closed in December 2000.

I have not been approached by the applicant regarding the proposed change to the times of opening,and in principle I have no objection.

Yours sincerely

Margaret Gilham
Under Eights Manager

PLANNING SERVICES	RPT 4-1160
POL	TLS
DC EC	ENF
PP	
CS	
14 MAR 2001	
COPIES TO:	ACK:
	FILE:

I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: WOKINGHAM D.C. IN THE ORDINARY COURSE OF THE BUSINESS.

TODAYS DATE: 22-12-97 NAME: L. WILLIAMS

PLANNING PERMISSION

SG

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MRS S MACMANUS
13 NINE MILE RIDE
WOKINGHAM
BERKS
RG11 4QD

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 38350 (F)

Proposal:
CHANGE OF USE OF NURSERY FROM HALF DAY TO FULL DAY (HOURS 9-00 TO 3-30) USE OF CONSERVATORY AS PART OF NURSERY
13 NINE MILE RIDE FINCHAMPSTEAD

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990.(3R)

02 No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building nor installed or used inside the building in such a manner as to cause detriment to the amenity of the area by reason of noise.(44)

02 REASON In the interests of amenity.(90R)

03 The use hereby permitted shall be carried out only by Mrs S. McManus.

03 REASON Permission has only been granted due to the circumstances of the case and it is necessary to make the permission personal to the applicant to prevent an inappropriate use of the site and to safeguard the amenities of the area.(104R)

04 The number of children attending the playgroup / nursery at any one time shall not exceed 30 without the prior written permission of the District Planning Authority. Furthermore the children shall be between the ages of 3 and 5 years only.

continued/-

THIS MICROFILM IMAGE IS A COMPLETE
REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING
PART OF RECORDS KEPT BY: WOKINGHAM D.C.
IN THE COURSE OF THE BUSINESS.

22-12-97 NAME: L. WILLIAMS

Application 88350 continued

04 REASON To prevent an over intensive use of the site to the detriment of local residential amenity.

05 The premises shall be used for the purposes of a playgroup / nursery only between the hours of 9.00 am and 3.30 pm Mondays to Fridays and not at all on Saturdays, Sundays and Bank Holidays. The premises shall otherwise continue to be used as a private dwelling.

05 REASON To prevent an over intensive use of the site to the detriment of the local amenity.

06 The use hereby permitted shall be restricted to the ground floor only as shown on the submitted plan.

06 REASON For the sake of clarity and to prevent an over intensive use of the site to the detriment of local residential amenity.

INFORMATIVE:-

1 The applicant is advised that it is considered that the property is not capable of supporting any further increase of numbers attending or longer hours of operation (OL10E)

Date 10 OCT 1991 R. F. Wilson
District Planning Officer

NB. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

continued/-

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	~~19 FEB 2001~~ Valid 01 MAR 2001
Officer: EC	Application No. VAR/2001/3468

Map No. 100 Site 012
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
VAR PROPOSED VARIATION TO CONDITION 2 OF CONSENT VAR/2000/0527 TO CHANGE HOURS FROM 8.00 am & 6.00 pm to 7.30 am and 6.30 pm Mondays - Fridays AND NOT AT ALL ON SATURDAYS SUNDAYS & BANK HOLIDAYS

Location: 13 NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: Finch South. 8.3.01 D.

Applicant: CHILD BASE NURSERIES LTD

Fee Received 95-00 (2) 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			01 MAR received
4	Correct S 66 certificate	20 day cert. should be 21 days	Faxed 28/2	01 MAR 2001
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8.3.01 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: (Green gap / wedge Rural Area)

.....

.....

No relevant pre-apps.

NEIGHBOURS:

S/N + see map.
+ Site within red line

WEST WADDY : ADP
ASSOCIATED DESIGN PARTNERSHIP

01.MAR2001* 3468

CHK / JA/YG

26 January 2001

The District Planning Officer
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

3A Bury Street
Abingdon
Oxfordshire
OX14 3QY

Tel: 01235 523139/553525
Fax: 01235 521662
e-mail: westwaddy@aol.com

For the attention of Mr J Mitchell

Dear Mr Mitchell

Re: Variation of Planning Condition 2 Of Planning Reference: VAR/2000/0527
To Change Hours of Operation From 8.00am and 6.00pm to 7.30am and 6.30pm
Monday-Friday and Not At All on Saturdays, Sundays Or Bank Holidays
13 ~~30~~ Nine Mile Drive, Finchampstead
Rde

Please find enclosed the following documents which, comprise an Application submission under Section 73 of The Town and Country Planning Act 1990:

1. Six copies of Application Form – Part 1
2. Certificate of Ownership – Certificate A
3. Six copies of drawings CHK//L001 – Location Plan
4. Planning Application Fee – Cheque to the value of £95 made payable to Wokingham District Council

I would refer to our telephone conversation towards the end of last year when we discussed in principle the above.

You indicated within the conversation that in your view the additional 30 minutes either side of the day was unlikely to result in problems sufficient to withhold Consent.

I trust that you will still concur with this view and look forward to receiving your acknowledgement of safe receipt and confirmation that Consent has been granted.

If you require any additional information or clarification upon any matter please do not hesitate to contact us.

Yours sincerely

Yvonne Garcha
pp

John Ashton Dipl T.P. MRTPI
On behalf of West Waddy : ADP

TOWN AND COUNTRY PLANNING ACT 1990
Certificates under Section 66
PLEASE READ NOTE 19 ON THE FOLDER

Application for
PLANNING PERMISSION

CERTIFICATES OF OWNERSHIP

CERTIFICATE A

A

I hereby certify that:

1 No person other than the applicant was an owner [a] of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

01.MAR2001 3468

2 (i)* None of the land to which the application relates constitutes or forms part of an agricultural holding.

OR

(ii)* *I have / The applicant has given the requisite notice to every person other than *myself / himself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

Name of tenant [b]	Address	Date of service of notice

Notes
(a) owner means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.
(b) if you are the sole agricultural tenant enter 'none'
* Delete where inappropriate 2(i) or (ii) must be deleted

Signed ..... West Waddy: ADP
*On behalf of Child Base Nurseries Ltd
Date 26.1.01.

CERTIFICATE B

or B

I hereby certify that

1. *I have / The applicant has given the requisite notice to all persons other than *myself / the applicant who, 20 days before the date of the accompanying application, were owners [a] of any part of the land to which the application relates, viz:-

Name of owner	Address	Date of service of notice

2.(i)* None of the land to which the application relates constitutes or forms part of an agricultural holding.

OR

(ii)* *I have / The applicant has given the requisite notice to every person other than *myself / himself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

Name of tenant [b]	Address	Date of service of notice

Notes
(a) } See notes to
(b) } Certificate A above
* Delete as necessary

Signed .....
*On behalf of .....
Date .....

TOWN AND COUNTRY PLANNING ACT 1990

Notice for service on individuals

Notice under Section 66 of application for Planning Permission

Proposed development at (a) .....

TAKE NOTICE that application is being made to Oxford City Council by (b) .....

.....

for planning permission to (c) .....

.....

.....

If you should wish to make representations about the application, you should make them in writing not later than (d) ..... to the City Planning Officer, Clarendon House, 52 Cornmarket Street, Oxford OX1 3HD.

Notes
(a) Insert address or location of proposed development.
(b) Insert name of applicant.
(c) Insert description of proposed development.
(d) Insert date not less than 20 days later than the date on which the notice is served.
* Delete where inappropriate

THIS NOTICE MUST NOT BE ENCLOSED WITH YOUR APPLICATION BUT SENT BY YOU TO THE PERSON(S) CONCERNED.

Signed .....
*On behalf of .....
Date .....

1) ADDRESS Poultry Farm 13 Nine Mile Ride (Caravan 11A) PARISH Linton

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19897	MR D. BARNARD 13A	O/L DEVELOPMENT OF GARAGE TO ROOM	28/8/83	N/A CA
22061, BR2349G	MR. BARNARD	"	23.8.84 13.10.84	N/A CA
22730	" 13A	O/L: REPL. BUNGALOW & DET. HOUSE & GARAGE R/O 13	8.1.85	N/A R
235/50	MP			
69/72	MR D. W BARNARD	Use of poultry houses for storage	12.5.72	N/A REF
BR 8205	"			
05157	"		30.9.76	C/A
06758	" (Land adj.)	O/L: [illegible]	21.8.77	N/A REF
07140	MR. A.S. PATTERSON	CARAVAN (11A)	27.10.77	N/A 31.10.78
BR 7658	"	SEPTIC TANK	28.12.77	APP. N/A
1420	MRS S. MACMANUS	PRE-SCHOOL NURSERY	1.9.88	30.9.89 PA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

34103 ~~[illegible]~~ " " 26.9.89 T.P.W.

2) ADDRESS 13 NINE MILE RIDE (CARAVAN 11A) PARISH ~~FINCHAMPSTEAD~~

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35410	MRS. S. M'MANUS	PRE-SCHOOL PLAYGROUP	12.6.90	30.6.91
		3 [illegible]		
37371	"	RES. TO "	10.6.91	30.6.98
38350		NURSERY & PLAY TO FULL CONSERVATORY AS PART 9-00 - 3-30	26.9.91	C/A
45181	"	VAR. COND. 4 ON 38350 (38 CHILDREN)	14.12.95	C/A
95/61273/VAR				
/AR/2000/0527	Mrs MacManus	Var cond 4 of consent 38350 (opening hours)	17.05.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

01235 521662

1769/6

SECTION 66 CERTIFICATE

Application No.

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

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

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

01.MAR2001 3468

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 John Ashke West Waddy:ADP

On behalf of Child Base Nurseries Ltd

Date 1.3.01

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

01235 521662

WEST WADDY : ADP
ASSOCIATED DESIGN PARTNERSHIP

01.MAR2001 * 3468

FACSIMILE TRANSFER

3A Bury Street
Abingdon
Oxfordshire
OX14 3QY

Tel: 01235 523139/553525
Fax: 01235 521662
e-mail: westwaddy@aol.com

THE FOLLOWING MATERIAL IS BEING SENT VIA FACSIMILE TRANSMISSION;

TO	Mrs Hurst – Planning Administration
OF	Wokingham District Council, PO Box 157, Council Offices, Shute End Wokingham, Berks, RG40 1WR
FROM	John Ashton
TO FAX NO.	0118 974 6484
DATE	1 March 2001
NO. PAGES	3

JOB REF: CHK JA/NG

Re: Two Application Submission
13 Nine Mile Ride, Finchampstead

Further to your facsimile transmission dated 28 February 2001 and our telephone conversation of 1 March 2001, I would ask you to find enclosed the completed Certificate of Ownership as requested.

I am concerned that the Applications have yet to be registered. The Applications are dated 26 January 2001. We had, unfortunately, a postal strike in Oxfordshire around that time but I understand the Applications were received on 18 February 2001 by yourselves.

I would be obliged if, on behalf of our Client, you could ensure the two Application submissions are processed expeditiously.

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

01.MAR2001 * 3468

1. **APPLICANT'S NAME** Child Base Nurseries Ltd
ADDRESS C/o Agents
POST CODE **PHONE**

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME John Ashton - West Waddy:ADP
ADDRESS Chartered Architects & Town Planners
3A Bury Street, Abingdon, Oxon
POST CODE OX14 3QY **PHONE** 01235 523139

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 13 Nine Mile ~~Drive~~ Ride, Finchampstead

4. **WHAT IS THE APPLICATION FOR ?** Give brief details and state for what purpose this site and any buildings will be used.
Variation of Planning Condition 2 of VAR/2000/0527 to change hours of operation from 8.00am and 6.00pm to 7.30am and 6.30pm Mondays-Fridays and not at all on Saturdays, Sundays and Bank Holidays

5. Give the area in hectares or part of a hectare
AREA OF SITE

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

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS CHK/L001

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	X	State relevant application number V/2000/0527 Conditions to be relaxed 2

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	

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.

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. Not applicable

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. Not applicable

16. HOW WILL SURFACE WATER BE DISPOSED OF? Not applicable

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

If no, please give details: Not applicable

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access: Not applicable

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants: Not applicable

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	/ *	/ *	/ *

NOT applicable

* 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

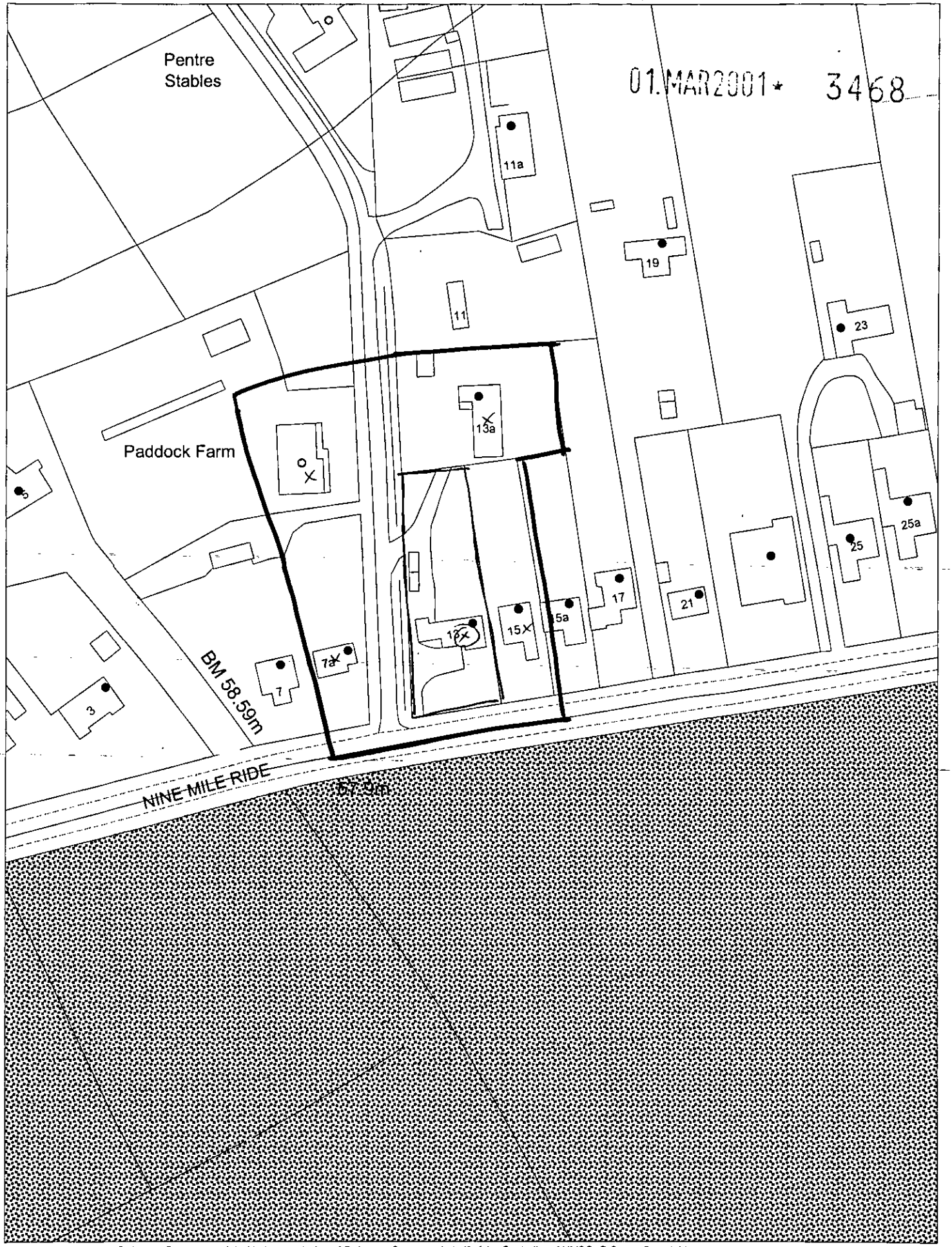
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

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 John Allen West Waddy:ADP ON BEHALF OF Child Base Nurseries Ltd DATE 26.1.01

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".



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Development Control Section, Environmental Services, Wokingham District Council.

23 February 2001 Scale: 1 : 1250

N
W E
S



13 NINE MILE RIDE
FINCHAMPSTEAD

LOCATION PLAN

WEST WADDY: ADP
ASSOCIATED DESIGN PARTNERSHIP

3A Bury Street
Abingdon, Oxfordshire,
OX14 3QY
Tel (01235) 523139 &
553525
Fax (01235) 521662

Date:Jan.01 **Scale 1 :1250** **Job ref :CHK** **Dwg No:L 001** **Drawn by :PJM**



13 NINE MILE RIDE
FINCHAMPSTEAD

LOCATION PLAN

WEST WADDY: ADP
ASSOCIATED DESIGN PARTNERSHIP

3A Bury Street
Abingdon, Oxfordshire,
OX14 3QY
Tel (01235) 523139 &
553525
Fax (01235) 521662

Date:Jan.01 **Scale 1 :1250** **Job ref :CHK** **Dwg No:L 001** **Drawn by :PJM**