APPLICATION NO:
VAR/2001/3163

LOCATION:
Bearwood College R.M.N.S. Mole Road, Sindlesham Wokingham.

APPLICANT:
Trustees Of RMNS Foundation C/O Martin And Pole Nicolas

PROPOSAL:
Proposed variation to condition 5 of consent 26529 to allow B1 use of workshop by any occupant and change of use of redundant agricultural buildings to B1 use (Retrospective).

EARLIEST DATE FOR DECISION: **10/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/03/2001

APPROVED

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Trustees of RMNS Foundation
C/O Martin and Pole Nicolas
7 Broad Street
Wokingham
Berkshire
RG40 1AY

Application Number: VAR/2001/3163

Parish:	**ARBORFIELD**
Location:	**Bearwood College R.M.N.S., Mole Road, Sindlesham, Wokingham.**
Proposal:	**Proposed variation to condition 5 of consent 26529 to allow occupation of buildings by any occupant (retrospective)**

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

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

Condition
2. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

Condition
3. No machinery shall be operated, no process shall be carried out and no deliveries taken or dispatched from the site otherwise than between the hours of 8am to 6pm Mondays to Fridays and 8am to 1.30pm Saturdays and they shall not be carried out on or operated on Sundays or Bank or National Holidays.

Condition
4. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

Condition
5. No operations associated with the use hereby approved shall be undertaken other than inside the buildings, and no operations, open storage or siting of containers shall be undertaken outside the building.

Condition
6. The vehicle parking and turning, indicated on drawing 13605/VAR/01A, shall be permanently maintained and used for no other purpose.

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

Reason
2. To safeguard the residential amenity of the adjacent dwellings.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To protect the amenities of the occupiers of nearby properties from dust, grit, fumes, steam and smoke.

Reason
5. In the interests of visual amenity and the character of the Area of Special Landscape Importance, Historic Park and the setting of the Listed Building.

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

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

Berkshire Structure Plan Policy C2.
Loddon Area Local Plan Policies LTV2, LC3, LC5, LE4, LBE1, LBE2 and LC21.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WCC1, WLL2, WRE2, T4, WEM7, WHE9 and WHE11.

John Mitchell
Development Control Manager
Date: 08/03/2001

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.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 25 July 2001
My ref: EXC/F/2001/3163
Your ref: JI/13605/MH

Mrs Jane M Ireland
Martin and Pole Nicholas
7 Broad Street
Wokingham
Berkshire
RG40 1AY

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 Mrs Ireland

CONDITONS 2 & 4 OF PLANNING CONSENT VAR/2001/3163, BEARWOOD COLLEGE, MOLE ROAD, SINDLESHAM

I write in response to your letter of 6 July and our earlier conversation, regarding the above conditions and the recent refusal of an application to vary them (VAR/2001/3813).

As we discussed, although the previously approved use was within class B1, it was subject to a personal condition, which restricted the use to upholstery and associated storage. This proposal was approved on the basis of a known use and the level of disturbance likely to arise from it.

Variation of the personal condition to allow any B1/B8 use provides scope for a much wider range of activities to take place in the buildings. Notwithstanding that a B1 use is one that would not cause detriment in a residential area, the existing buildings are of unusually flimsy construction and, therefore, the potential for disturbance due to noise or fumes would be greater than would be the case in a building constructed for the purpose, or indeed a more substantial structure. For this reason the conditions were considered reasonable and necessary.

However, it is appreciated that the measures required may vary depending on the precise uses proposed. In order to comply with the conditions it is suggested

that prior to occupation of any of the presently unoccupied buildings (or retrospectively in the case of units 1 & 2) details of the proposed use and any measures proposed should be submitted for consideration and approval by the Local Planning Authority in consultation with Environmental Health Officers.

Yours sincerely

Emy Circuit
Planning Assistant, Development Control

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

6 July, 2001 Our ref: JI/13605/MH

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc FRICS

Associates
R C Griffiths MRICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
P C Neale FRICS

ES.

Development Control Manager,
Planning & Transportation Department,
Environmental Services,
Wokingham District Council,
Shute End,
Wokingham.
RG40 1WH.

ES

For the attention of Emy Circuit

Dear Miss Circuit,

Re: Planning Application Variation to 2001/3813 Proposed Variation to Conditions 2 & 4 relating to details of noise attenuation and ventilation and filtration equipment.

Further to our recent telephone conversation regarding the above refusal notice, I am writing to seek confirmation of the points raised with regard to the need for noise attenuation and ventilation/filtration equipment.

I understand from our conversation that if the proposed uses in the workshop unit remain similar to those already in situ, e.g. upholster, sadler storage uses then the Council will not require the noise attenuation measures and ventilation and filtration equipment as indicated in Conditions 2 and 4 to be undertaken. As under a B1 consent these would not normally be required. As we discussed it is not your Councils intention that our Client would at risk for a breach of condition if these measures were not undertaken.

It is our Clients intention to let the units to similar uses as those outlined above. However, clarification and the need for noise ventilation equipment would be sought from your Council if potential "noisier" uses were likely to occupy the units. I look forward to receiving clarification on the above points and I have also taken this opportunity to copy this letter to your Enforcement Section.

Yours sincerely,

J. M. Ireland

Mrs. Jane M. Ireland BA9Hons) MRTPI
for Martin & Pole, Nicholas
Planning Department.

c.c. Mike Evans – Enforcement Section

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 Fax: (01344) 780191
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

3163

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
e-mail parishclerk@arborfield.org.uk

27 February 2001

Ms Emy Circuit
Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Ms Circuit

Reference: VAR/2001/3163, Bearwood College RMNS

The Parish Council discussed the above application and no objections were made.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

40733

DC GAC

CS

COPIES TO:

ACK:

FILE:

WORK SHEET FOR : Emy Circuit

Application Number : VAR/2001/3163

Applicant : Trustees Of RMNS Foundation C/O Martin And Pole Nicolas.

Location : Bearwood College R.M.N.S., Mole Road, Sindlesham, Wokingham.

Proposal : Proposed variation to condition 5 of consent 26529 to allow B1 use of workshop by any occupant and change of use of redundant agricultural buildings to B1 use (Retrospective).

Site Notice Displayed ? :	YES	NO	DATE
	✓		23 Jan '01

Date of Neighbour Notifications : .....

Date of Site Visit : 23 Jan '01

Date Registered : 10/01/2001

Earliest Date for Decision : 10/02/2001

Latest Consultation Date/Site Notice Expiry Date : 10/02/2001

This application will have expired on: 07/03/2001. 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 :

Landscape, no objection
Environmental Health - conditions
Highways.

Arborfield PC - "no objections"
Conservation - could be an opportunity for a development brief for this part of the site - no conservation issues.
Garden History Society - no comment.

Planning Issues :

Countryside | AGLI | Historic Park
reuse of redundant rural buildings
Setting of Listed building.

Application No: **VAR/2000/2778**
Applicant: **Royal Merchant Navy School**
Location: **Royal Merchant Navy School, Mole Road, Sindlesham**
Proposal: **Variation of condition 5 of consent 26529 to allow occupation of buildings by any occupant (retrospective)**

1. **Planning History** – The application site lies in a rural area, within the Bearwood Estate. The estate, which contains the Royal Merchant Navy School (RMNS), a grade II* listed building, as well as a grade II listed chapel and gatehouse, Bearwood Lake, a golf course and woodland, is designated as a historic park and is also within an Area of Special Landscape Importance (ASLI). The application site lies close to the western boundary of the site and is accessed from Mole Road.

In 1986 retrospective planning permission (26529) was granted for the change of use of modified greenhouses, identified as units 1 - 5 on Drawing No 3605/VAR/01, to workshop and storage use. The buildings have a combined area of 456m^2, 76m^2 of which was to be used for workshop use with the remaining 380m^2 used for related storage. It was indicated that buildings would be used for storage and repair of furniture, with the manufacturing activity relating mainly to soft furnishings and upholstery. At the same time an application for the change of use of buildings in the adjacent sawmill complex to class III workshops (26530) was also approved. In determining these applications consideration was given to the contribution that the development would make to the upkeep of the listed buildings and government guidance on reuse of rural buildings.

Approval 26259 was subject to conditions, including condition 5, which restricted occupation of the buildings to a single business, Freelance Furniture. The reason for this condition was that *"permission has only been granted due to the circumstances of the case and it is necessary to make the permission personal to the occupier to prevent an in appropriate use of the site and to safeguard the amenities of the area"* .

Application VAR/2000/2778 was submitted in November 2000 to vary this condition but the applicants had been under the impression that the original consent included all of units 1 - 9. Since this was not the case the application was withdrawn and, in January 2001, the current application was submitted for the proposed variation of condition 5 of consent 26529 to allow occupation by any occupant and change of use of buildings to B1 business use. However, the applicant subsequently decided that they only wished the variation of the condition of consent 26259, to allow any occupier to use units 1 – 5, to be considered and not the change of use of the additional buildings. Since units 1-5 have a combined floor area of 456 m^2, the application can be determined under delegated powers.

4. **Appraisal** – The main issues are:

   A. The principal of business use on the site (Loddon Area Local Plan policy LTV2 and LE4 and Wokingham District Local Plan (Deposit Draft) policies WOS2, WEM7 and WRE2)
   B. The impact on the character and amenities of the area (Loddon Area Local Plan policies LTV2, LC3, LBE19, LBE1, LBE2 and Wokingham

District Local Plan (Deposit Draft) policies WCC1, WLL2, WHE9, WHE11, WOS3, WBE1)

C. Highway Issues

A. The principal of business use of the buildings

The principal of the use of five of the buildings for business use has already been established, albeit with the use restricted to a single occupier, Freelance Furniture.

Reuse of existing rural buildings for business purposes is acceptable in terms of the guidance given in PPG7 and WDLPDD policy WRE2, providing certain criteria are met. In this case the buildings are in keeping with their setting, can be reused without major modification, their use would not result in a need for replacement agricultural buildings and there are no overriding objections on the basis of the impact on the historical environment, environmental, amenity, road safety or traffic generation considerations so the proposals would comply with this policy.

In addition, there is an identified local need for small units for B1(c), light industrial use. Applications for any employment uses up to 150m^2 and, in particular units for B1(c) purposes and nursery units up to 100m^2 will be given favourable consideration. The application would provide combination of B1 and B8 floor space five units with floor areas of 150m^2 or under, as follows:

unit	1	2 & 5	3 & 4	**total**
floor area	150m^2	85m^2	68m^2	456m^2

Thus, it appears that the proposal would provide for a local need. The application is part retrospective and, at present, unit 1 is occupied for storage of terracotta pots (B8 use), unit 2 by an upholsterer and the workshop as a saddler (B1(C) use).

B. The impact on the character and amenities of the area

The site is located in the countryside and is in an area designated as an ASLI and a historic park. The workshop, unit 6 and the building that units 7 – 9 would be located in, are of brick and tile construction and are of some character. The former greenhouses, units 1 – 5 consist of timber sides on a brick base, with a metal roof and, while they are not of particular architectural merit, they are an integral part of the complex of buildings and are appropriate to the rural setting. Other buildings and existing vegetation, particularly mature trees, give the site an enclosed character and views from outside are limited. This also applies to the parking areas. Some of the buildings are in a slightly dilapidated state and their continued use is also likely to result in their maintenance.

There is a dwelling, West Lodge adjacent to the access to the site. This is a grade II listed building. Part of West Park House is also in residential use. As the proposal entails the use of existing buildings, the main impact on the setting of the listed building would be from their use. Providing external storage is controlled it is not considered that there would be a significant impact on the setting of the listed building. West Lodge is 17 metres from the

workshop and 34 metres from unit 2 and West Park House is 24 metres from Unit 1. As B1 uses are those which can be carried out without detriment to amenity in a residential area, the use of the buildings would not have a significant impact on the residential amenity of this dwelling. There is potential for disturbance from use of the access but it is not likely to be greater than that arising from the previous use of the site.

C. Highway issues

The Highway Officer has no objection providing adequate parking can be provided on site – the layout approved previously provided only seven spaces but as the occupants of all the units are not know there is no information to justify a level of parking below what would normally be required. Sufficient space is available as indicated on drawing 13605/VAR/01A and a layout could be provided as the subject of a condition.

5. **Conclusion** – The proposed B1 and B8 use of the premises is acceptable in principal and it is not considered that it would have a detrimental impact on the character of the surrounding countryside, the setting of the listed building or an unacceptable impact on the residential amenity of its occupants. Since the change of use of rural buildings is acceptable in principal and the proposal is acceptable in other respects there is no justification for retaining the restrictive condition.

Application Number VAR/2001/3163
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	

2. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the local Planning Authority.
Reason - To safeguard the residential amenity of the adjacent dwellings.

3. No machinery shall be operated, no process shall be carried out and no deliveries taken or dispatched from the site otherwise than between the hours of 8am to 6pm Mondays to Fridays and 8am to 1.30pm Saturdays and they shall not be carried out on or operated on Sundays or Bank or National Holidays.
Reason - To safeguard the residential amenities of the occupiers of neighbouring properties.

4. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

Reason - To protect the amenities of the occupiers of nearby properties from dust, grit, fumes, steam and smoke.

5. No operations associated with the use hereby approved shall be undertaken other than inside the buildings, and no operations, open storage or siting of containers shall be undertaken outside the building.

REASON In the interests of visual amenity and the character of the Area of Special Landscape Importance, Historic Park and the setting of the Listed Building.

below

Informative for approvals
N16 LC5 LE4
LODDON AREA LOCAL PLAN POLICIES: LTV2, LC3, [redacted], LBE1, LBE2, [redacted] LC21
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1, WCC1, WHE2, WRE2, T4, WEN7
GREEN BELT LOCAL PLAN POLICIES: WHE9, WHE11,
BERKSHIRE STRUCTURE PLAN POLICIES: C2.
MINERALS LOCAL PLAN POLICIES:

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

Date: _____

6. R122 The vehicle parking and turning, indicated on drawing 13605/VAR/01A, shall be permanently maintained and used for no other purpose.

RECORD OF SITE VISIT

SITE ADDRESS: Bearwood College
R.M.N.S. Mole Road Sindlesham
Wokingham.

APPLICATION NUMBER:
VAR/2001/3163

OFFICER: Emy Circuit

DATE OF SITE VISIT: 23 Jan 07

1 SITE/STATUTORY NOTICE DISPLAYED ? entrance gate

2. DESCRIPTION OF SURROUNDINGS
rural setting, ridup centre
former farm buildings, brick + brick and timber

3. DESCRIPTION OF SITE/BUILDING
2 brick + tile buildings, 5x long, pitched roof, brick base + black painted timber (mainly shabby / delapedated)
+ long brick tile building, part occupied by Ridup School.

4. RELATIONSHIP TO ADJOINING PROPERTIES
West Lodge - listed, others within site

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING open tarmac area between W. Lodge + No2 unit + r/o No1 unit

LEVELS

BOUNDARY TREATMENT

OTHERS

Ex grech 08 NOV 2000 2778

P
AJT

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: THE TRUSTEES OF THE ROYAL MERCHANT
NAVY SCHOOL FOUNDATION
C/O MARTIN & POLE
7 BROAD STREET
WOKINGHAM BERKS

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

Application No.26529 (F)

Proposal:
CHANGE OF USE OF REDUNDANT AGRICULTURAL BUILDINGS TO STORAGE AND WORKSHOP
THE ROYAL MERCHANT NAVY SCHOOL,MOLE ROAD ARBORFIELD

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 41(1) of the Town and Country Planning Act, 1971.(3R)

02 This permission is in respect of the application as amended by the agent's letter dated 24/10/86 and the revised drawings Nos. 13605/PL4A .(160)

02 REASON For the sake of clarity and to ensure a more satisfactory development of the site.(138R)

03 The use of the land including the building shall be limited so that the processes carried on or the machinery installed are such that no detriment will be caused to the amenities of the area by reason of noise, vibration, fumes, smoke, smell, soot, ash, dust or grit.(261)

03 REASON To help safeguard the amenities of the area.(261R)

04 No goods, materials, plant, machinery, trade waste, or other items shall be stored, deposited, repaired, operated, processed or displayed on the open space within the application site without the prior written permission of the District Planning Authority.(274)

continued/-

continued

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

05 The use hereby permitted shall be carried on only by Freelance Furniture.(8875)

05 REASON Permission has only been granted due to the circumstances of the case and it is necessary to make the permission personal to the occupier to prevent an inappropriate use of the site and to safeguard the amenities of the area.(134R)

06 This permission is in respect of a change of use of the premises only and any external alteration to the building shall first be approved in writing by the District Planning Authority.(287)

06 REASON For the sake of clarity, and to enable the District Planning Authority to consider the effect of any subsequent external alterations to the building.(272R)

07 The vehicle parking spaces shown on the approved layout shall be marked out on site to the satisfaction of the District Planning Authority before the development is completed and the spaces shall be kept continuously available for parking.(608)

07 REASON In the interests of road safety.(550R)

Date 19 DEC 1986

District Secretary

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning

continued/-

continued

permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

WOKINGHAM DISTRICT COUNCIL

ROYAL COUNTY OF BERKSHIRE

Application for permission to carry out Development — Town and Country Planning Acts

Please read the accompanying notes before completing this Form and submit Four copies of the Form and plans (Five are requested if the site adjoins a Trunk Road) to: Note 1	For office use only Application or Plan No: 26529 Register or Site No. Date Received 26 AUG 1980 Date Acknowledged Trunk Road
PART I	
1. Applicant (block letters) Name The Trustees, The Royal Merchant Navy School Foundation Address Bear Wood, Wokingham, Berks Postcode Tel. No.	Agent (if any) Name Martin & Pole Address 7 Broad Street, Wokingham, Berks Postcode RG11 1AY Tel. No. (0734) 780777
2. (a) State the full address or location of the land to which this application relates. (Outline the site in red on the accompanying plans, which must be based on an Ordnance Survey Map)	Premises adjacent to Bearwood Riding School (off Mole Road), Bearwood College Estate, Wokingham, Berks.
(b) Ordnance Survey — Edition/Sheet Number / Parcel Number Note 2	SU 7678
(c) Area of the site — Hectares or Acres Note 3	0.24
3. (a) State the applicant's interest in the land which is the subject of the application. Note 4	Owner
(b) Does the applicant, or owner of the land, own or control any adjoining land ? (If YES shade this in blue on the site plans.)	YES / NO (Delete whichever does not apply)
4. List all plans and drawings submitted with the application. Note 5	13605/PL/3 Location Plan 13605/PL/4 Site plan
5. (a) Give brief particulars of the proposed development including the purpose(s) for which the land/buildings will be used.	Change of use of redundant agricultural buildings to storage and workshop (regularisation).
(b) Does the proposal involve any of the following ? Note 6 1. New building 2. Alteration or extension 3. Change of use 4. Redevelopment 5. Demolition	YES / NO YES / NO YES / NO YES / NO YES / NO
6. (a) Which one of the following is the application for ? Note 7 1. Outline planning permission 2. Full planning permission 3. Approval of reserved matters 4. Temporary permission or renewal of temporary permission 5. Relaxation of conditions of previous consent	YES / NO YES / NO YES / NO YES / NO YES / NO
(b) For the relevant previous planning decision state the Application Number and Date.	
(c) If the answer to 6 (a) 1 is YES tick the box for any matter which the applicant requires not to be reserved for subsequent approval.	Siting ☑ Design ☐ External Appearance ☐ Means of Access ☐ Landscaping ☐
(d) If the answer to 6 (a) 3 or 5 is YES, state the particular conditions to which this application relates.	

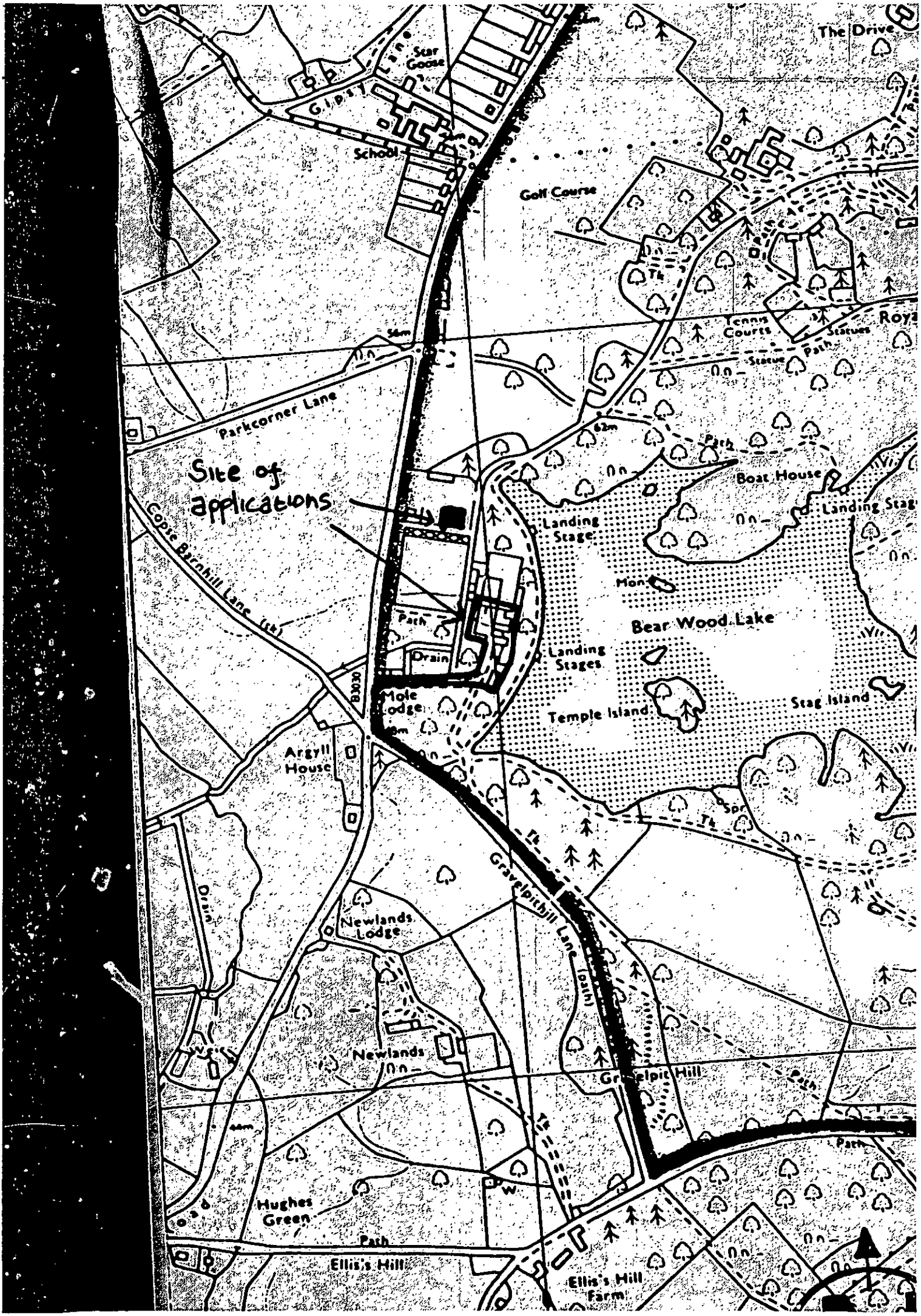
7. (a) State present use of land/buildings.	Storage/workshop	
(b) If vacant, state last previous use.		
8. (a) Are there any trees on the site? (If YES, indicate positions and area covered on the site plans and show which, if any, are to be felled.)	YES / NO	
(b) State material and colour of walls.	As existing	
(c) State material and colour of roof.		
(d) State means of enclosure of plot(s).		
(e) How will surface water be disposed of?		
(f) How will foul sewage be dealt with?		
9. If the proposal involves access to a highway state the number of accesses and their widths, in each category:		
1. Existing vehicular accesses	one 4.5 metres	
2. Existing pedestrian accesses		
3. New vehicular accesses		
4. New pedestrian accesses		
5. Altered vehicular accesses		
6. Altered pedestrian accesses		
Note 8 — 10. (a) If the proposal involves residential development, state the number of new dwelling units and the total number of habitable rooms in each category:	Number of new dwelling units	Total number of new habitable rooms
1. House	N/A	
2. Bungalow		
3. Flat		
4. Maisonette		
5. Bedsitter		
6. Other (specify)		
(b) If the proposal involves any loss of residential accommodation (by demolition or change of use), state the number of dwelling units lost and the total number of habitable rooms in each category:	Number of lost dwelling units	Total number of lost habitable rooms
1. House	N/A	
2. Bungalow		
3. Flat		
4. Maisonette		
5. Bedsitter		
6. Other (specify)		
11. (a) Does the proposal involve any Non-residential development? (If YES, complete PART 2)	YES / NO	
(b) Is the proposal for the Extraction of minerals? (If YES complete PART 3 which is a separate Form.)	YES / NO	

Note 9 — One copy of an appropriate certificate must accompany this application.

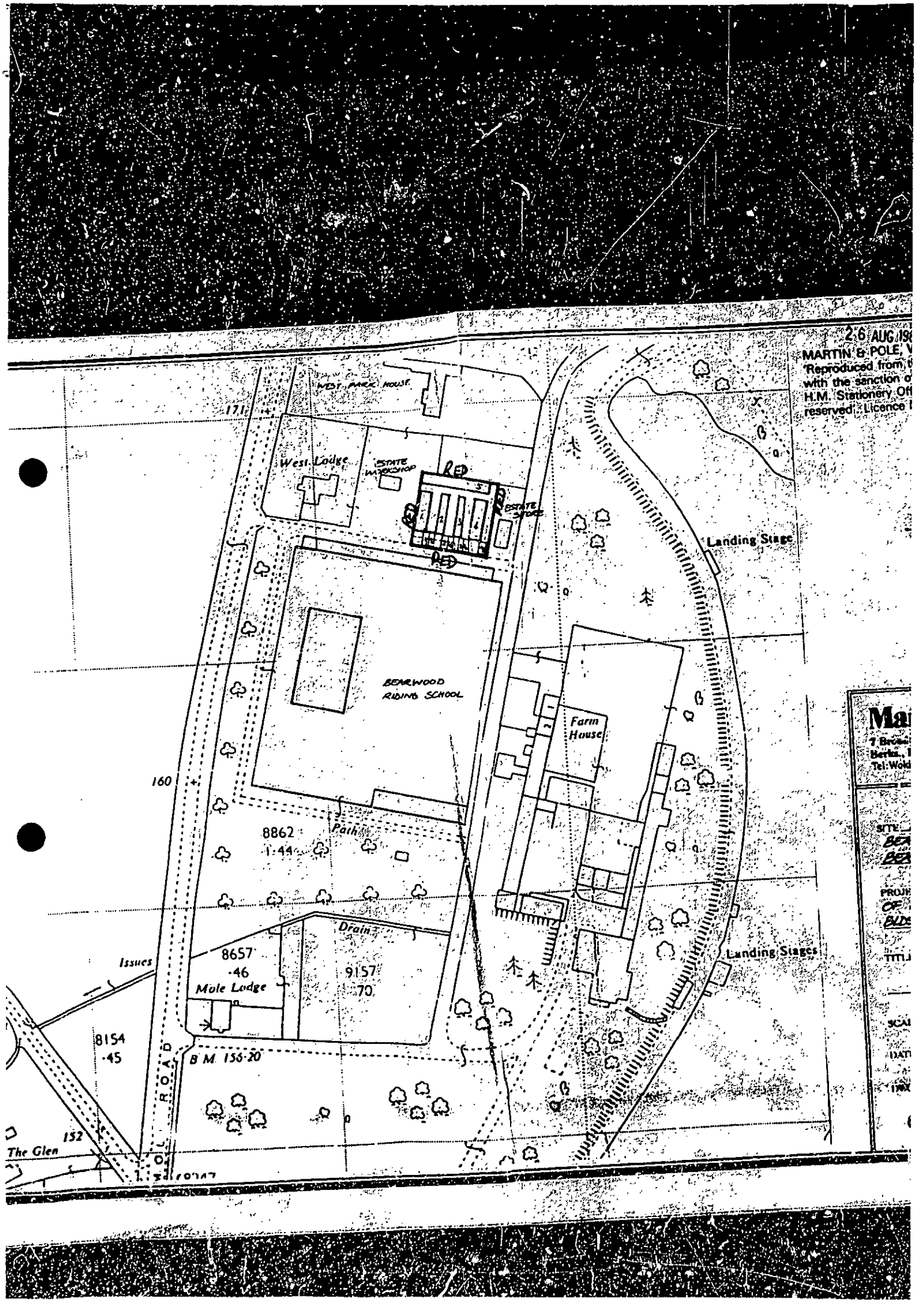
I/We hereby apply for permission/approval in respect of the particulars described above and in the attached plans and drawings.

Signed Martin & Pole on behalf of The Trustees The Royal Merchant Navy School Foundation Date 21/8/86

Martin & Pole



The Drive
Star Goose
Gipsy Lane
School
Golf Course
Tennis Courts
Statues
Path
Parkcorner Lane
Site of applications
Copse Barnhill Lane (tk)
Boat House
Landing Stage
Landing Stages
Bear Wood Lake
Temple Island
Stag Island
Path
Drain
Mole Lodge
B3030
Argyll House
Gravelpithill Lane (path)
Newlands Lodge
Newlands
Gravelpit Hill
Hughes Green
Ellis's Hill
Ellis's Hill Farm



26 AUG 19
MARTIN & POLE, V
'Reproduced from t
with the sanction o
H.M. Stationery Off
reserved'. Licence
WEST PARK HOUSE
171
West Lodge
ESTATE WORKSHOP
RED
ESTATE STORE
RED
Landing Stage
BEARWOOD RIDING SCHOOL
Farm House
160
8862
1·44
Path
Drain
8657
·46
Mole Lodge
9157
·70
Issues
Landing Stages
8154
·45
B M 156·20
152
The Glen
Ma
7 Bro
Berks.,
Tel: Wold
SITE
PROJ
TITL
SCA
DAT

WEST PARK HOUSE
WEST LODGE
5
1
2
3
4
BEARWOOD RIDING SCHOOL
N

	and ancillary furniture repairs (building No. 1) (Workshop uses light electric machinery/ hand-tools only.
2. If the proposal forms a stage of a larger scheme, for which planning permission is not at present sought, please give what information you can about the ultimate development.	N/A
3. Is the proposal related to an existing use, on or near the site ? If so, please explain the relationship	YES / NO Storage/repairs/manufacturing associated with retail sales outlet in Woodley
4. (a) Is the proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory ? If so, give details including location and gross floor area, and state your intentions in respect of those premises.	~~YES~~ / NO
(b) Is the proposed occupier already established in this District Council area ? If not, please state present location or whether the firm is a new one.	YES / NO

5. Give the Gross Floorspace of all buildings to which this application relates, in total and subdivided by use, as shown

All figures are in square feet/square metres *(Delete whichever does not apply)*

	Existing floorspace to be retained (if any)	Proposed additional floorspace	Existing floorspace to be lost (through demolition or change of use)
Industrial			
Office			
Retail			
Warehousing			
Storage			
Ancillary residential	4,750	380m²	workshop.
Please specify any other uses: Workshop		17	
	950	100 76m²	
0·08			
TOTAL	5,700	456m²	

6. (a) Give the number of staff to be employed on the site, when the proposed development is complete, subdivided as shown.

	Office staff	Industrial staff	Other staff
New			
Transferred			
Existing		3	
TOTAL		3	

(b) In the case of transferred staff, give the location(s) of premises affected.

N/A

7. In the case of industrial or office development, if the application is accompanied by an Industrial Development Certificate or an Office Development Permit, give the certificate number and floorspace permitted.

IDC/ N/A	sq.ft./sq.m.
ODP/	sq.ft./sq.m.

8. What provisions have been made for parking, loading and unloading of vehicles on the site ? (Please show their location on the plans and distinguish between parking for operational needs and other purposes.)

Area adjacent to buildings as indicated on submitted plans

9. What is the estimated vehicular traffic flow to the site during a normal working day ? (Please include all vehicles except those used by individual employees driving to work.)

3 vehicles per day
(2 x private cars, 1 x light van)

10. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse ?

No trade effluents. Waste packaging materials/fabric offcuts regularly taken to trade refuse sites

11. Will the proposal involve the use or storage of any of the materials mentioned in the Note ? If so, please state materials and approximate quantities.

~~YES~~ / NO

Tel: (0118) 974 6479

Date: 23 February 2001

My ref: VAR/2001/3163

CONFIDENTIAL

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2001/3163
Bearwood College R.M.N.S., Mole Road, Sindlesham, Wokingham.
Proposed variation to condition 5 of consent 26529 to allow B1 use of workshop by any occupant and change of use of redundant agricultural buildings to B1 use (Retrospective).

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 5 March 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **VAR/2001/3163**
Bearwood College R.M.N.S., Mole Road, Sindlesham, Wokingham.
Proposed variation to condition 5 of consent 26529 to allow B1 use of workshop by any occupant and change of use of redundant agricultural buildings to B1 use (Retrospective).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cowan

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

Date: 13 February 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: VAR/2001/3163

Location: Bearwood College R.M.N.S., Mole Road, Sindlesham, Wokingham.

Proposal: Proposed variation to condition 5 of consent 26529 to allow use by any occupant.

Applicant: Trustees Of RMNS Foundation C/O Martin And Pole Nicolas.

Case Officer: Emy Circuit

The new plans show the following: Variation of condition 5 of 26529 only and omitting the change of use of other buildings to B1 use. Drawing no 13605/VAR/01A.

For information only.

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

CONDITIONAL APPROVAL

~~E122~~

① No part of any building(s) hereby permitted shall be occupied or used by 'any occupant' until the vehicle parking and turning space, as indicated on Drg. No. 13605/VAR/01A, has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

R122.

Adam Coggins 23/02/01

NB part retrospective, 2 buildings already occupied by other occupants + parking area is rough but existing.

THE GARDEN HISTORY SOCIETY

from:
70 Cowcross Street
London EC1M 6EJ
Telephone: 020 7608 2409
Fax: 020 7490 2974
E-mail: gardenhistorysociety@compuserve.com

Date: 17.2.01.

Dear Sir/Madam.

Your Ref: Emy circus/VAR/2001/3163

Our Ref: 00/0056.

HPT
TLS

Thank you for consulting the Society on the above application. On the basis of the information received we do not wish to comment. However, if you have any further queries, please contact us on the above number.

Yours sincerely,

Conservation Officer

21 FEB 2001

COPIES TO:	ACK:
	FILE:





Investment Grant Manager,
Wokingham District Council,
Shute End, (PO Box 157)
WOKINGHAM
RG40 1WR.

To:
Harold Sanders
Urban Design And Conservation Officer

26/1/01 GB

9.2.01

From: Emy Circuit

Date: 26 January 2001

Application Number: VAR/2001/3163

Proposal: Proposed variation to condition 5 of consent 26529 to allow B1 use of workshop by any occupant and change of use of redundant agricultural buildings to B1 use (Retrospective)..

Site Address:
Bearwood College R.M.N.S., Mole Road, Sindlesham, Wokingham.

Applicant:
Trustees Of RMNS Foundation C/O Martin And Pole Nicolas.

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

A TEMPORARY PERMISSION MAY PROVIDE THE TIME SCALE AND IMPETUS TO ORGANISE A DEVELOPMENT BRIEF FOR THIS PART OF THE ESTATE WHICH WAS PREVIOUSLY THE SERVICE AREA FOR THE ESTATE, PROVIDING ALL THE NECESSARY SUPPORT FACILITIES, INCLUDING A MESS, NURSERY + WALLED GARDEN + ACCOMMODATION

I SEE NO CONSERVATION ISSUES RELATED TO THESE CURRENT / PROPOSED USES.

Harold Sanders.

09.02.01.

PLANNING SERVICES	HPT 39963
POL	TLS
DC GXC	ENF
APP	
CS	
15 FEB 2001	
COPIES TO:	ACK:
	FILE:

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc. FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

13 February, 2001 Our ref: JI/13065/MH

Wokingham District Council,
Planning Department,
Shute End,
Wokingham.
RG40 1WR.

For the attention of Miss Emy Circuit

Dear Miss Circuit,

re: Planning Application VAR/2001/3163

Further to our recent conversation, I am writing to clarify the description of the above planning application should read relaxation of condition 5 on planning consent 26529 to allow use of the buildings by any occupant.

Many thanks for your help in this matter.

Yours sincerely,

J. M. Ireland

Mrs. Jane M. Ireland BA(Hons) MRTPI
for Martin & Pole, Nicholas
Planning Department.

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office	Earley Office	Crowthorne Office	The Auction House
(0118) 959 1231	(0118) 926 4422	(01344) 780111	(0118) 979 0460
Fax: (0118) 958 5061	*Fax: (0118) 926 3334*	*Fax: (01344) 780191*	*Fax: (0118) 977 6166*

Date: 13 February 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: VAR/2001/3163

Location: Bearwood College R.M.N.S., Mole Road, Sindlesham, Wokingham.

Proposal: Proposed variation to condition 5 of consent 26529 to allow use by any occupant.

Applicant: Trustees Of RMNS Foundation C/O Martin And Pole Nicolas.

Case Officer: Emy Circuit

The new plans show the following: Variation of condition 5 of 26529 only and omitting the change of use of other buildings to B1 use. Drawing no 13605/VAR/01A.

For information only.

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

(RING ONE)

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

App No. var/2001/3163 (Planaps) / (Ludhouse) Date Rec. 12/2/01

Location: Bearwood College, Mole Road, Sindlesham

Parish Arborfield

Applicant: Trustees of the Royal Merchant Navy School Foundation.

Description of attached plans

variation of condition 5 of 26529 only and omitting the change of use of other buildings to B1 use

Drawing No's: 13605/var/01A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

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

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

NEIGHBOURS:

Date for Responses info only

FURTHER ACTION

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

Redate Application Y (N) From

New Site Notice Y (N)

New Description Variation of condition 5 of consent 26529 to allow use by any occupant

CASE OFFICER EXC

Consultations Sent by Admin. on 13.02.01 BS

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN

3163

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

Our ref: JI/13605MH

PLANNING SERVICES	HPT
POL	TLS
DC EFC	ENF 39809
APP	
CS	
12 FEB 2001	
COPIES TO:	ACK:
	FILE:

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

9 February, 2001

Wokingham District Council,
Planning Department,
Shute End,
Wokingham.
RG40 1WR.

For the attention of Miss Emy Circuit

Dear Miss Circuit,

Re: Planning Application VAR/2001/3163

Further to our recent telephone conversation, I am writing to confirm that we have now been instructed to seek amendment of the above planning application. The description should read relaxation of condition 5 on planning consent 26529 to allow B1 use of workshop of any occupant. To this end the application will only apply to Units 1 to 5 on the amended site layout plan 13605/VAR/01A. Having examined the Officers file on the previous application VAR/2001/2778 (which had the same description as the proposed amendment) I note that Highways only required those conditions that applied on application 26529, that is the provision of seven car parking spaces. As indicated on the enclosed site layout plan this can be far exceeded.

I trust you have enough information to determine the application, but please do not hesitate to contact me if you have any queries whatsoever.

Yours sincerely,

J. M. Ireland

Mrs. Jane M. Ireland BA(Hons) MRTPI
for Martin & Pole, Nicholas
Planning Department.

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office	Earley Office	Crowthorne Office	The Auction House
(0118) 959 1231	(0118) 926 4422	(01344) 780111	(0118) 979 0460
Fax: (0118) 958 5061	*Fax: (0118) 926 3334*	*Fax: (01344) 780191*	*Fax: (0118) 977 6166*

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

PLANNING SERVICES	HPT
POL	TLS
DC ENC	ENF
APP	
CS	
12 FEB 2001	
COPIES TO:	ACK:
	FILE:

9th February 2001

Ms Emy Circuit
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Circuit

Reference: VAR/2001/3163, Bearwood College R.M.N.S., Mole Road

The Parish Council discussed the above application and made no objections to the proposed variation.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

2 February, 2001

Our ref: JI/13605MH

PLANNING SERVICES | HPT 34521
POL | TLS
DC | ENF
AMP |
CS |
05 FEB 2001
COPIES TO: | Item:

Wokingham District Council,
Planning Department,
Shute End,
Wokingham.
RG40 1WR.

For the attention Miss Emy Circuit.

Dear Miss Circuit,

Re: Proposed variation to conditions and change of use of buildings at Bearwood College, Mole Road, Sindlesham. Ref: VAR/2001/3163

Further to our recent conversation, I am writing to confirm the following points.

1. The building to the rear of the workshop/car park is West Park House. This forms part of the Bearwood Golf Course and has a residential use as part of that Golf Course. It is still part of Bearwood College complex. This use has existed over a number of years, prior to the previous approval under reference 26529 been approved.

2. With regard to the floor area. I confirm that the total is circa 730 square meters. This includes the workshop use which we will be asked to consider with the application. The majority of this floor area had been used under the previous application 26529.

I trust this clarifies the issued raised, but please do not hesitate to contact me if you require any further information whatsover.

Yours sincerely,

J. M. Ireland

Mrs. Jane M. Ireland BA(Hons) MRTPI
for Martin & Pole, Nicholas
Planning Department.

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 17 January 2001

Application Number: VAR/2001/3163

Proposal: Proposed variation to condition 5 of consent 26529 to allow B1 use of workshop by any occupant and change of use of redundant agricultural buildings to B1 use (Retrospective).

Parish: ARBORFIELD PARISH

Site Address:
Bearwood College R.M.N.S., Mole Road, Sindlesham, Wokingham.

Applicant:
Trustees Of RMNS Foundation C/O Martin And Pole Nicolas.

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

✓ below as applicable;

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

Comment

approved

① Please could the applicant produce a mini Traffic Impact Assessment which includes; the existing use and associated traffic generation, the proposed use and traffic generation, visibility available from a 4.5m setback and turning for lorries.

② Provide a detailed parking plan that indicates the proposed number and allocation of parking spaces for each unit, including any allocation for lorries. Spaces are to be of minimum dimension 4.8 metres by 2.4 metres.

Signed: _____ **Print name:** Adam Coggins 31/01/01

PLANNING SERVICES | APP 29339
POL | TLS
APP | ENF
CS |
31 JAN 2001
COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health — My Ref: jpe/bearwood2

To: Emy Circuit, Development Control — Your Ref: VAR/2001/3163

Date: 29 January 2001

PROPOSAL: VARIATION TO CONDITION 5 OF CONSENT 26529 TO ALLOW B1 USE OF WORKSHOP BY ANY OCCUPANT AND CHANGE OF USE OF REDUNDANT AGRICULTURAL BUILDINGS TO B1 USE (RETROSPECTIVE)

ADDRESS: BEARWOOD COLLEGE RMNS, MOLE ROAD, SINDLESHAM

These proposals have been evaluated and I have the following comments:

Any emissions of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit which may be associated with a B1 use should be adequately controlled so as not to cause a nuisance to neighbouring properties.

All plant and equipment used on the site should be designed and/or adequately attenuated so as not to cause a nuisance to neighbouring properties. I also recommend that the hours of operation at the site should be restricted to avoid any noise disturbance to neighbouring properties.

Therefore, I have no environmental health objections to this proposal with the imposition of the following conditions

1. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the local Planning Authority.
   Reason - To safeguard the residential amenity of the adjacent dwellings.

2. No machinery shall be operated, no process shall be carried out and no deliveries taken or dispatched from the site otherwise than between the hours of 8am to 6pm Mondays to Fridays and 8am to 1.30pm Saturdays and they shall not be carried out on or operated on Sundays or Bank or National Holidays.
   Reason - To safeguard the residential amenities of the occupiers of neighbouring properties.

3. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

Reason - To protect the amenities of the occupiers of nearby properties from dust, grit, fumes, steam and smoke.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.



TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 26 January 2001

Location:	Bearwood College R.M.N.S., Mole Road, Sindlesham, Winnersh Wokingham
Proposal:	Proposed variation to condition 5 of consent 26529 to allow use of workshop buildings by any occupant and change of use of redundant agricultural buildings to B1 use (retrospective).
Application Number:	VAR/2001/3163

In response to your consultation dated 17 January 2001 the above application, the landscape comments are as follows:

I have no objection to the variation of condition 5 or change of use.

Catherine Brimble

Catherine Brimble
Landscape Architect

Received by Wokingham District Council

Application No: VAR/2001/3163

Proposal:
Proposed variation to condition 5 of consent 26529 to allow B1 use of workshop by any occupant and change of use of redundant agricultural buildings to B1 use (Retrospective).

Location:
Bearwood College R.M.N.S., Mole Road, Sindlesham, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/02/2001. 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 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

17 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10-01-01	Map No. 67 Site 044
Officer: EXC / Application No. VAR/2001/3163	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(VAR) PROPOSED VARIATION TO CONDITION 5 OF CONSENT 26529 TO ALLOW B1 USE OF WORKSHOP BY ANY OCCUPANT AND CHANGE OF USE OF REDUNDANT AGRICULTURAL BUILDINGS TO B1 USE (RETROSPECTIVE)

Location: R M N SCHOOL MOLE ROAD

Parish: ~~WINNERSH~~ Arborfield Ward: Winnersh 17.1.01 B.

Applicant: TRUSTEES OF RMNS FOUNDATION

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

Enforcement Section (3) 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	2nd part of application (C/U agricultural → B1) is not shown in floorspace figures on Q24. Also Q21 mentions B8 use.		
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	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 : 17.01.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....✓

(Landscape) Area of Special Landscape Importance

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 Historic Park/Garden)

.....

No pre-apps

.....

– Garden History Society. ✓

NEIGHBOURS:

S/N + See map

.....

.....

.....

.....

.....

.....

.....

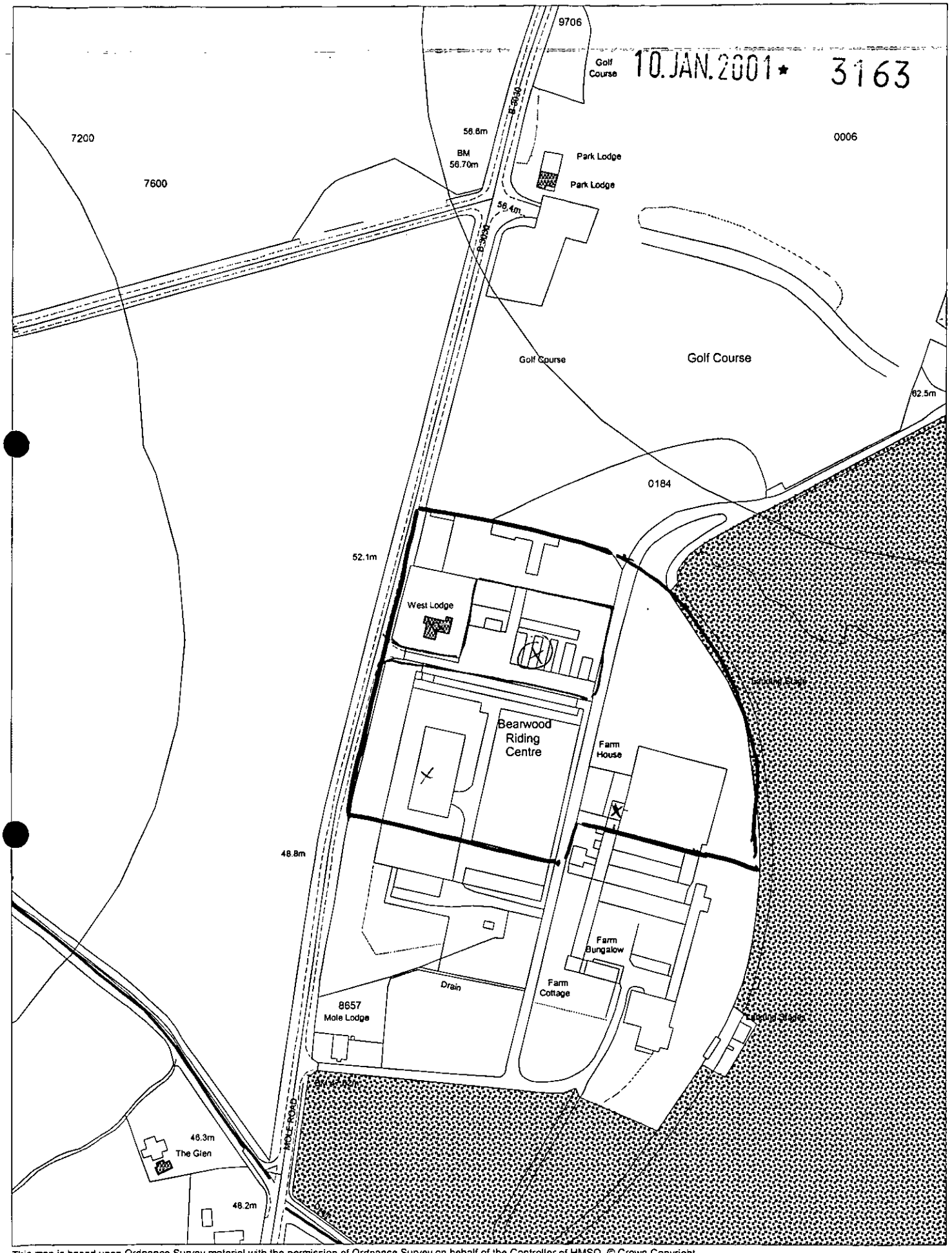
.....

.....

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: VAR/2001/3163
CASE OFFICER: Emy Circuit

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
Conservation	21.7	26.01.01 KG



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

16 January 2001

Scale: 1 : 2500

N W E S

Rec'd 10.45AM 10.1.01

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

10.JAN.2001* 3163

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

10 January, 2001

Our ref: JI/MH

Wokingham District Council,
Planning Department,
Shute End,
Wokingham.
RG40 1WR.

For the attention of Miss. Emy Circuit.

Dear Miss Circuit,

Re: Proposed variation to conditions (part retrospective) and change of use of buildings at Bearwood College R.M.N.S. Mole Road, Sindlesham, Wokingham.

Further to our recent telephone conversation, it has been agreed that the current application in respect of the variation of condition 5 of planning consent 26529 (reference VAR/2000/2778) be withdrawn and a revised application submitted to read "Variation of condition 6 of consent 26529 and change of use of redundant agricultural buildings".

To this end please find enclosed six copies of the signed application form, Section 66 Certificate, six copies of drawing number 13605/VAR/01. With regard to the planning fee I understand from our discussions that an additional £95.00 is required. A cheque for this amount made payable to Wokingham District Council is enclosed.

In support of the revised application I would ask you to have consideration to the following:-

Units 1- 5, as indicated on the site layout plan, already benefit from a change of use of redundant agricultural buildings to workshop use and as such this use has already been established. The remaining Units numbered 6 - 9 on the site layout plan are also redundant agricultural Units and having regard PPG7, which encourages the change of use to redundant agricultural buildings to small business units and the siting of the building, we consider that there would not be detrimental effect on the surrounding area. Further the change of use of buildings 6 - 9 would allow for the upkeep and maintenance of the buildings. With regard to the workshop building, although this already benefits from a workshop use this is included in the application to regularise the use of the site.

contd/....

Chartered Surveyors

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

10.JAN.2001* 3163

Wokingham District Council 10 January, 2001

With regard to car parking, I note from comments on the previous application that Highways have no objection subject to car parking condition to allow for seven spaces. As indicated on the site layout plan this number of places can be exceeded.

With regard to the Environmental Health Officers comments on the previous application. The proposed variation of condition 5 and change of use would allow for workshop/storage use, that is use that falls within Class B1/B8 of the use class order. As such the proposed conditions relating to fumes etc., are not relevant in this case. With regard to the time limits we would draw you attention to the fact that the previous application (26529) did not apply a time limit to the operation of these uses. However, the times proposed would be acceptable to our Client, with the exception of the restrictions to Public Holiday use. It would be preferable for the Saturday hours to be applied to Public Holiday use.

Please could you confirm as to whether or not you will need to reconsult on this application as the previous consultations included all the units. I trust you have enough information necessary to determine the application, but please do not hesitate to contact me if you have any queries whatsoever.

Yours sincerely,

J. M. Ireland

Mrs. Jane M. Ireland BA(Hons) MRTPI
for Martin & Pole, Nicholas
Planning Department.

Encls.

SECTION 66 CERTIFICATE

Application No.

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

10 JAN 2001* 3163

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) any part of the land to which the application relates.

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

OR

CERTIFICATE B

I certify that:

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

Owners (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 issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

* See Note (a) to Certificate A

- 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) Insert description of steps taken

(b)

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

the (c)

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

on (d)

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

OR

I certify that:

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

- I have/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 the 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)

(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 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 a 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 Margaret Polo Nicholson

On behalf of **Trustees of Royal Merchant Navy School Foundation**

Date 10 January 2001

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

1933
(1)

BEARWOOD COLLEGE (INCL. STAFF HOUSES AT HERMES CLOSE)

ADDRESS ROYAL MERCHANT NAVY SCHOOL & RIDING SCHOOL - BEARWOOD PARISH WOKINGHAM ARBORFIELD 1.4.86

PLOT No. COLLEGE / CHAPEL / MAIN LODGE LISTED ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
121/62	RMNS	2 PRS HOUSES FOR STAFF	16.8.62	CIA
B/R/4/64		RADIO MAST	12.2.64	CIA
O/120/69		O/L. RES. DEV. AT MOLE ROAD		REF
R/119/69		RECR. ROOM, TUCK SHOP, KITCHEN, LAVATORIES, STORES WITH FLAT ABOVE	2.6.69	CIA
8959M		GEN. MODERNISATION	2.8.72	APP
O/101/70		MATRONS FLAT, STAFF QTRS, CLASSROOMS ABOVE HEATING	17.7.70	CIA
R/438/70		"	6.10.70	CIA
159/71		O/BLDG. ADJS. W. LODGE TOWERS.	15.4.71	REF
S70/71		SQUASH COURT	4.7.71	CIA

MINISTRY DECISION

SPECIAL ORDERS

1933
(2)

ADDRESS BEARWOOD COLLEGE PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
898/71		ADD. TO SCHOOL SHOP	3.9.71	APP APP
1213/71		ADD. CLASSROOMS	25.11.71	APP APP
1353/71		CONV. TO RES. AT POULTRY HOUSE ADJS. W. LODGE	13.1.72	CIA
374/72		PR. SPORT. HOUSES	22.5.72	APP CIA
1474/72		O/L. OFFICE, WAREHOUSE BLDG. AT SAWMILL	21.12.72	REF
6/25/73		BUNGALOW FOR STAFF	1.8.73	CIA
632/73		O/L. RES. DEV. MOLE ROAD	19.4.73	REF
673/73		O/L. IND. & WAREHOUSE BLDG.	19.4.73	REF
1453/73		5 STAFF BUNGALOWS	27.9.73	REF
BR 663		4 " " ADJS	10.5.74	APP
00 663		PLAYING FIELDS	20.6.74	CIA

MINISTRY DECISION

SPECIAL ORDERS

1933

(7)

ADDRESS Bearwood College PARISH Arborfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00670		DEM. BARKHAM LODGE / ERECT BUNGALOW	2-8-74	C/A
00859		STABLE BLOCK TO RES. DEM. O/BLDGS. - NEW BUILDINGS	2-8-74	C/A
BR 1274		ERT. TO CRICKET PAVILION	16-8-74	APP
01281		"	5-9-74	C/A
01366		40 ACRES TO GOLF COURSE	7-11-74	C/A
01393		2 ADD. CLASSROOMS	7-11-74	C/A
BR 1340		1ST FLOOR ERT.	31-10-74	APP
BR 2067		OLD LAUNDRY TO RES.	20-2-75	APP
02135		"	20-3-75	C/A

MINISTRY DECISION

SPECIAL ORDERS

(8)

ADDRESS The Royal Merchant Navy School PARISH W&K. Arborfield 1-4-76

PLOT No. Bearwood Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01982	The Royal Merchant Navy School	Establishment of Shooting School	20 3 75	N/A Ref
02624	" "	ADS. NURSES COTTAGE	15-5-75	2/0 C/A
BR 2820	" "	1ST FLOOR EXTENSION OF BOARDED COLLEGE FARMHOUSE	10-6-75	APP N/A
BR 2695	The Governors	1st Floor Laboratories	19 5 75	App N/A
02760	Bearwood College	" "	12 6 75	N/A C/A
00859	MR C R FROST	SINGLE BLOCK TO DOMESTIC OUTBUILDINGS & ERECT NEW BUILDINGS	13-6-74	N/A C/A
03885	BEARWOOD COLLEGE	BEARWOOD CARPARK ETC	2-10-75	N/A C/A
B/25/73 9831	" "	9 BUNGALOWS AT BARKHAM LODGE FOR STAFF	12-7-73	APP C/A
00670	" "	DEMOLISH BARKHAM LODGE ERECT NEW BUNGALOW	13-6-74	N/A C/A
BR 664	" "	" "	1-5-74	APP N/A
05768	" "	SWIMMING POOL	20-1-77	N/A C/A
04447	AGRIVISUAL	ADS. FARM - TEMP. OFFICE ACC. WITH PARKING	15-4-76	N/A Ref.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS BR 664 - CANCELLED AT W.D.C. - 9-11-77

DRAINAGE

091074

(5)

ADDRESS THE ROYAL MERCHANT NAVY SCHOOL PARISH ~~WOK~~ ARBORFIELD 1.4.86

PLOT No. BEARWOOD ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 6721	The Governors	Drama store & staff accom	5.7.77	APP N/A
06633	BEARWOOD COLLEGE	" "	7.7.77	N/A C/A
BR 6720	GOVERNORS	1ST FLOOR EXTENSION	8.7.77	REF N/A
06634	BEARWOOD COLLEGE	ADD. FOR DAY BOYS	7.7.77	N/A REF.
BR6862	THE GOVERNORS	ADD DAY BOY ACCOM.	25.7.77	APP N/A
BR 7600	The Governors	Mod. of Main bldg.	29.12.77	REF N/A
BR. 7774	"	" "	30.1.78	APP. N/A
BR. 7941	"	Erection of Swimming Pool enclosure	27.2.78	APP N/A
07883	R.M.N.S.	" "	16.3.78	N/A C/A
8688	"	Alteration & extension to existing Boiler House	31.8.78	N/A C/A
10222	"	" "	12.4.79	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION APPEAL AGAINST ENFORCEMENT NOTICE BY WOODLEY TIMBER COMPANY FOR

SPECIAL ORDERS USE OF LAND AS SAWMILL ETC. REFUSED - 10.3.78 (AND CLEARANCE ORDER)

DRAINAGE BR. 2067 cancelled by W.O.E. 28.3.78.

091074

(4)

ADDRESS ROYAL MERCHANT NAVY SCHOOL BEARWOOD ROAD PARISH ARBORFIELD 1.4.86 ~~WOK~~/WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12244	R.M.N.S	1ST FLOOR EXT. (ACC FOR 24 DAY BOYS)	13.12.79	N/A C/A
BR 12428	RMNS	Revised Day Boy Acc	20.12.79	App N/A
14583	"	SIXTH CENTRE (WORKSHOPS, MESS + BARRACK, 2 FLATS, + ACC. FOR 72 SQUADDIES	18.12.80	N/A C/A
14903	"	AS ABOVE BUT 4 FLATS	12.2.81	N/A C/A
BR 16320	"	Dormitory Block Study Centre.	2.4.81	relaxed & app N/A
16458	"	INDOOR RIDING SCHOOL	22.10.81	N/A C/A
BR17706	"	"	2.12.81	REF. N/A
BR17996	"	"	5.1.82	APP. N/A
BR18482	"	GOLF CLUB EXTENSION	22.4.82	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(8) ROYAL MERCHANT NAVY SCHOOL ARBORFIELD 1.4.86

ADDRESS BEARWOOD ROAD PARISH ~~WOK~~ / ~~WINNERSH~~

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17386	RMNS	HT. TO GOLF CLUB HOUSE	1.5.82	N/A C/A
BR 19152	" (THE GOVERNORS)	CATTLE-LAND AT 'THE FARM'	4.8.82	APP. N/A
BR 19553	" "	4 NEW GARAGES AT THE NEW STUDY CENTRE (WINNERSH)	2.11.82	APP. N/A
18436	"	4 STAFF GARAGES	18.11.82	N/A C/A
22082	Taura for Eastern Wessex	2 offices, training room stores, bore tube range	23.8.84	N/A
BR23239 } 21770 }	RACAL-MILGO (OPS) LTD SEE COOMBES LANE	RADIO STATION	5.9.84	APP N/A
BR24770	RMNS	ADMIN. BLDG. (MOLE ROAD)	18.6.85	APP N/A
23797	"	" "	20.6.85	N/A C/A
24083 -	TOWN & CITY PROPS. O/L	LAND TO E. OF GRAVELPIT ROAD - OFF MOLE ROAD - 2 BLOCKS OF HI-TECH OFFICES ETC. (ARBORFIELD)	15.8.85	N/A REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(8) ADDRESS BEARWOOD COLLEGE PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
26529	TRUSTEES C/O/USE	AGR. BLDGS TO STORAGE/WORKSHOP	6.11.86	C/A
26530	"	" SAW MILL COMPOUND TO CLASS IV WORKSHOPS	6.11.86	C/A
28865	"	RIDING SCHOOL - PONY SHELTER/CORRAL/ CAR PARKING	1.10.87	C/A
29969 }	HERMES CLOSE 1/2 FLATS 3-6	4 FLATS 2 S/DET. HOUSES FOR STAFF	16.3.88	C/A LA
29492 } BRA 5319 }	"	NEW VEH. ACCESS TO BEARWOOD RD 2 S/DET. HOUSES & 4 FLATS	19.3.88 17.6.88	REF APP
31828	RMNS.	ARTS CENTRE ON SITE OF MUSIC SCHOOL	26.10.88	C/A
31829 LBC	"	"	26.10.88	C/A
BRA 6955	"	"	6.4.89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 29969 - LA - ISSUED 14.2.90

DRAINAGE

091074

35532 - R/O W. LODGE. S/ST. ADMIN. BUILDING 10.5.90 C/A

(10)

ADDRESS BEARWOOD COLLEGE PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36136	RMNS JELLICOE HOUSE	CLASSROOM BLOCK ETC.	1.8.90	C/A
BRA 8988	BEARWOOD COLL. 1&2 THE DRIVE	- CONNECT SEPTIC TANK TO MAIN	16.7.90	APP
BRA 8989	" MAIN LODGE	"	16.7.90	APP
36802 ~~APPEAL~~	" AGR. USE TO	FULL APPL. O/L GOLF COURSE/CLUB HOUSE/ RES. O/L & BUSINESS UNITS	13.5.91 25.4.91	REF
38045	" SEE SAWMILL CARD		3.9.91	REF
38076	"	RECREATION ROOM	12.8.91	TP
38899 -	TRUSTEES O/L.	C/U USE AGR. LAND TO GOLF COURSE & O/L APPL. FOR CLUBHOUSE & CARPARK SOUTHERN PART OF BEARWOOD PARK	26.8.93 31.8.94	C/A LA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 ED/92/1113 MR. T. MANZI REPL. BOATHOUSE 25.1.93 APP

40358 RMNS BOATHOUSE & SLIPWAY 14.4.93 C/A

1933

(11)

ADDRESS BEARWOOD COLLEGE PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
42501 LBC	RMNS	INT. ALTS 6th FORM BLDG/FIRE ESCAPE DOOR	15.9.94	C/A
BP94/2349	RMNS B. COLLEGE	UPGRADE PARTITION WALLS 6th FORM COMMON ROOM FOR ESCAPE	28.4.94	APP
42983	" O/L	RE 38899 - FULL PERMISSION	18.4.95	C/A LA
42989	"	RENEWAL 38076	17.8.94	31.8.97
43111	"	NON-ILL. SIGN. JUNCTION NEW ROAD/BEARWOOD ROAD - WINNERSH.	15.9.94	REF
43646	"	DIR SIGN AT NEW ROAD/MOLE ROAD	19.12.94	C/A
43711	BEARWOOD LAKES GOLF CLUB	GOLF CLUBHOUSE	2.8.95	MISS C/A
44368		9 HOLE GOLF COURSE - COVERED PRACTICE FACILITY	23.11.95	C/A
~~95/60457~~				

MINISTRY DECISION 43111 - APPEAL DISMISSED - 10.7.95

SPECIAL ORDERS

1933 (12)

ADDRESS Bearwood College PARISH Arborfield // Barkham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44606	BEARWOOD LAKES GOLF CLUB	LT. TO LT. STORAGE & MAINTENANCE BUILDING	14.8.95	C/A
FP95/3639		INT. ALTS AT CLAREMONT NURSERIES	22.6.95	APP
45164	"	CLUBHOUSE	3.1.96	C/A
FP95/3833	"	STEEL FRAMED SHED	3.10.95	Ref.
FP95/3961	"	GOLF CLUBHOUSE	6.12.95	APP
96/64013/A	"	ILL. SIGN	24.12.96	REF
96/64203/F		9 HOLE GOLF COURSE AT MOLE ROAD	18.10.96	C/A
		COVERED PRACTICE FACILITY		

MINISTRY DECISION

SPECIAL ORDERS

1933 (13)

ADDRESS BEARWOOD COLLEGE PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64620/F	BEARWOOD GOLF CLUB (MOLE ROAD)	ILL. GOLF DRIVING RANGE	25.4.97	C/A
FP96/5900	"	" GOLF PRACTICE FACILITY	18.11.96	APP
97/66165/TR	Trustees of Royal Merchant Navy School Foundation	Renew of Temp. Permn. 62989	5.11.97	
		For Temp. Build - Sch. Rec. Ln.	24.10.97	C/A
97/66701/LA	Bearwood College	Int. Alts. to Listed Building	18.3.98	C/A
CLU(E)617	W/DR. (RIDING CENTRE)			
CLU(P)125	" "		10.5.99	
FP98/7578	Royal Merchant Navy	Int. Alts to Pavilion Recep.	10.6.98	APP
F/2000/0440	Bearwood Lakes Golf Club	Ext. to existing clubhouse	27.06.00	C/A
F/2000/2230				
RTP/2000/2455	Trustees of Royal Navy Merchant Sch. Foundati			
VAR/2000/2778	Royal M.N.S. Foundation			

MINISTRY DECISION PD Eng - addition of 2 antennae to mast o - 15/12/00 - A Roberts (N)

SPECIAL ORDERS PD Encl - Res. Leads to Educational Use - 7.11.96
PD Eng - Cond. 02 - 11/2/99 - Mr. Ward.

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
10 JAN 2008 3165

1.	APPLICANT'S NAME	Trustees of the Royal Merchant Navy School Foundation
	ADDRESS	c/o Agent
	POSTCODE	PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Martin & Pole, Nicholas
	ADDRESS	7 Broad Street WOKINGHAM
	POSTCODE	RG40 1AY PHONE: 0118 978 0777
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	Workshop and Storage Buildings Royal Merchant Navy School, Mole Road, Wokingham
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Variation of Condition 5 on Planning Consent 26529 Part Retrospective and change of use of Redundant Agricultural buildings.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.01
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	1:500 site plan, location plan

DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes	CHANGE OF USE	x	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	
	TEMPORARY PERMISSION		State period required	
	RELAXATION OF CONDITIONS	x	State relevant application no.	26529

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application			
	EXTERNAL APPEARANCE		SITING
	MEANS OF ACCESS		DESIGN
			LANDSCAPING

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Workshops	
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	Yes	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	No	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14. STATE EXTERNAL MATERIALS TO BE USED	As existing	
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	As existing	
16. HOW WILL SURFACE WATER BE DISPOSED OF?	As existing	
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: Yes If no, please give details:	
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	Vehicular access onto Mole Road	
19. HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?		

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

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

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?	Yes	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?	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.	£190.00	

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building regulations Approval.

SIGNED: Martin McNicholas ON BEHALF OF: Trustees of Royal Merchant Navy School Foundation DATE: 10 JAN 2001

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

This part of the form need only to 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)	~~600 m2~~	600		600
B1(b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE AND 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 A C1 OR C2 USE IS PROPOSED, PLEASE STATE THE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	See Drawing No 13605/VAR/01	
Proposed		

27. DESCRIBE THE ACTIVITIES 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.

B1 Use
B8 use

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 THE COMPLETION OF THE DEVELOPMENT

	Existing staff	Transferred staff	New staff	Total
Not yet known				

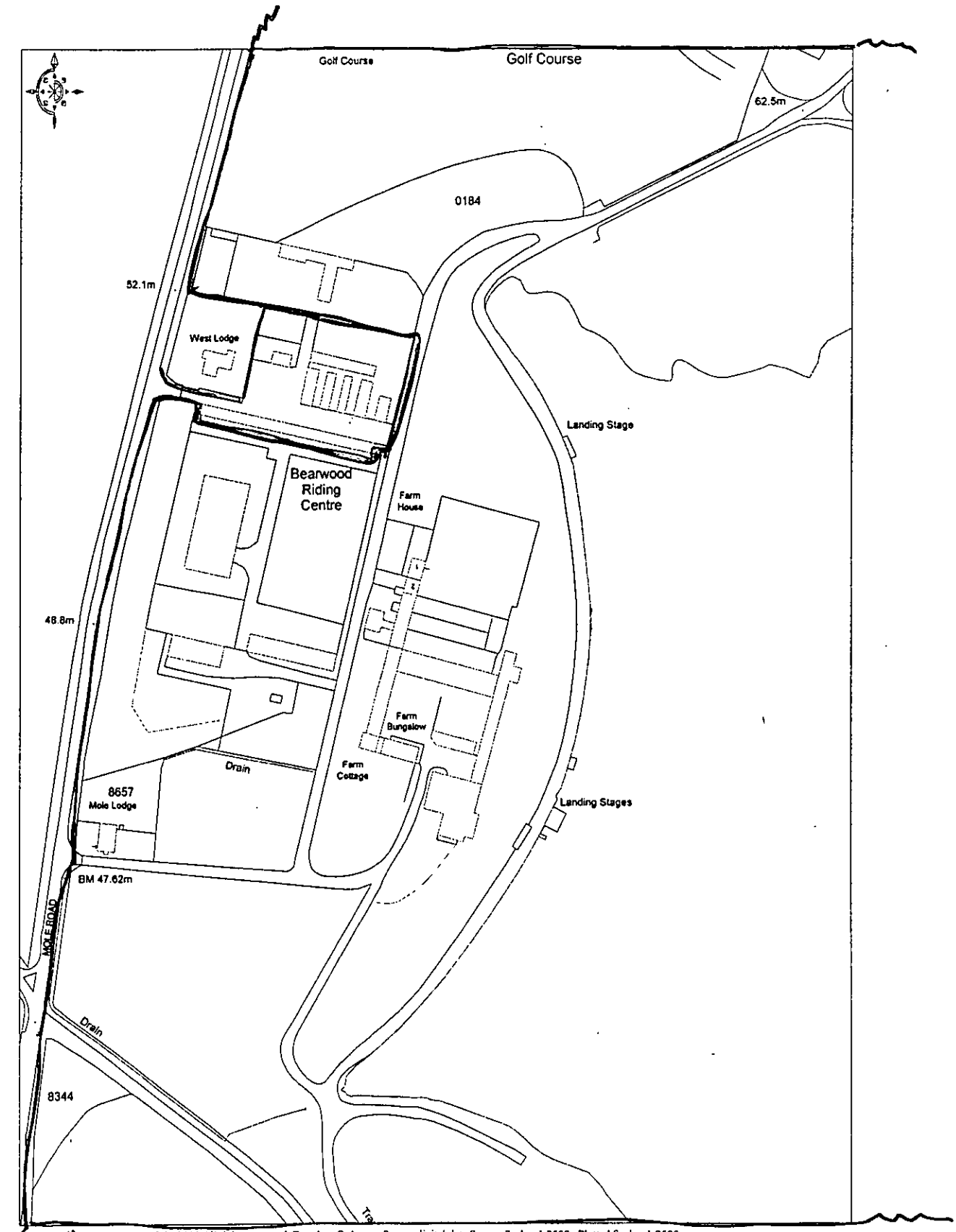
30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state which material, the quantity and method of storage

No

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

10.JAN.2001 * 3163

Location plan Greenhouses bearwood college



© Crown copyright 2000 All rights reserved. Based on Ordnance Survey digital data Survey Scale - 1:2500 Plotted Scale - 1:2500
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

Ordnance Survey
Value Added Reseller