APPLICATION NO:
F/2001/5347

LOCATION:
Bear Place Cottage Linden Hill Lane, Hare Hatch Wargrave.

APPLICANT:
Mr & Mrs Sambell C/O Glynn Buckle Associates

PROPOSAL:
Proposed erection of detached garage.

EARLIEST DATE FOR DECISION: **27/12/2001**
24 Jan 2002.
APPLICATION WILL HAVE EXPIRED ON:
21/01/2002

CASE OFFICER: **Andrew Thorley**
FL

Refusa

458

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Sambell
C/O Glynn Buckle Associates
Barclay Bank Chambers
Maryport Street
Usk
Monmouthshire
NP15 1AB

Application Number: F/2001/5347

Parish: **WARGRAVE**

Location: **Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.**

Proposal: **Proposed erection of detached garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development because of its design, size, height and location would be detrimental to the character and openness of the Metropolitan Green Belt and Area of Special Landscape Importance. As such, the proposed development would be contrary to policies C4 and C8 of the Berkshire Structure Plan, policy 9 of the Green Belt Local Plan and to policies WGB1, WGB3 and WLL2 of the Wokingham District Local Plan (Deposit Draft).

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 Policies C4 and C8.
Green Belt Local Plan Policy 9.
Deposit Draft Wokingham District Local Plan Policies WLL2, WGB1 and WGB3.

Anna Cronin
Head of Planning & Transportation
Date: 20/02/2002

Notice checked by: _____

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/5347

Applicant : Mr & Mrs Sambell C/O Glynn Buckle Associates.

Location : Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.

Proposal : Proposed erection of detached garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 4 Jan 02

Date Registered : 26/11/2001

Earliest Date for Decision : 27/12/2001

Latest Consultation Date/Site Notice Expiry Date : 27/12/2001

This application will have expired on: 21/01/2002. 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 :

Highways : approval with conditions.

Landscape architect : recommend refusal contrary to policy WGB1.

Parish Council : objects to bulk and mass.

Planning Issues : Green Belt, ASLI.

WGB1, WGB3.

WLL2, [illegible].

Policy 9. Green Belt.

C4. C8

Application Number: F/2001/5347 **Officer : Francis Leo**
Bear Place Cottage, Linden Hill Lane
Hare Hatch Wargrave

Appraisal :

Development
For the erection of a detached garage measuring 10m in width x 7.7m in depth along with a staircase on the side. The proposed height is 5.9m approximately. It would accommodate 3 parking spaces in the garage with a store room over.

Planning permission was granted on 6 June 2000 (application no F/2000/0013) for the conversion of 2 dwellings into 1 with a 2 storey rear extension, single storey side extension and detached garage. The proposed detached garage was approximately 6m x 6m measured from drawing.

A further scheme was submitted and approved on 26 November 2001 (application F/2001/ 3453), this was an amendment to application 0013. The conversion of the two dwellings into one has been implemented but without the garage.

The site is a detached property located in the Green Belt and Area of Special Landscape Importance.

Impact upon neighbouring properties
The nearest building to the site is some 50m away and the proposal would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The proposed garage is much larger than the approved scheme and its height of approximately 5.9m is excessive. Its extended roof design gives the impression of a much larger building. A staircase is proposed along the side which does not architecturally appear to be part and parcel of the scheme but rather a separate element added on.

Councils Landscape architect comments that there are a number of trees within the site which have been retained but the shrubby undergrowth has been removed allowing open view of the house and the site of the garage from Linden Hill Lane. The size of the garage in comparison to the house, is very large, and is accentuated by height of the roof to accommodate the store. The ground also falls towards the house from the north east and the siting of the garage in the location shown looks as if it may be on slightly higher ground and therefore the garage will be even more visually dominant from Linden Hill Lane.

Wokingham District Local Plan Policy WGB1 refers to Development in the Green Belt which has a presumption against inappropriate development in the Metropolitan Green Belt except in very special circumstances ie. limited extensions, alterations and replacement of existing dwellings. Green Belt Local Plan Policy 9 refers to the cumulative effect of the proposed extension taken together with past extensions to the property concerned, in order to prevent the scale of character of a dwelling being gradually changed by the construction of a series of small extensions.

The proposed garage in view of its size, height and location is considered to be detrimental to the open character of the Green Belt and Area of Special Landscape Importance and hence would have an adverse impact upon the character of the area.

Recommendation: approve ☐ **Refusal** ☑

Application Number: F/2001/5347

Appraisal :

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

Application Number F/2001/5347
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development because of its design, size, height and location would be detrimental to the character and openness of the Metropolitan Green Belt and Area of Special Landscape Importance. As such, the proposed development would be contrary to policies C4 and C8 of the Berkshire Structure Plan; Policy 9 of the Green Belt Local Plan and to policies WGB1, WGB3 and WLL2 of the Wokingham District Local Plan.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WLL2, WGB1, WGB3

GREEN BELT LOCAL PLAN POLICIES: Policy 9.

BERKSHIRE STRUCTURE PLAN POLICIES: C4, C8.

MINERALS LOCAL PLAN POLICIES:

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

Date: 20.02.02

RECORD OF SITE VISIT

Francis Leo

SITE ADDRESS: Bear Place Cottage
Linden Hill Lane Hare Hatch Wargrave.

APPLICATION NUMBER: F/2001/5347

OFFICER: ~~Andrew Thorley~~

DATE OF SITE VISIT: 4 Jan 02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Detached house in many acres of land. Mainly Green belt and area of special landscape importance.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached cottage. in the middle of site.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Bear Place the only building near the site is about 300m away

5. SITE CONSTRAINTS

TREES : along the pripheny of site.

ACCESS/PARKING : parking space available.

LEVELS : Ground falls towards the house from North East

BOUNDARY TREATMENT : Fence with mesh around site

OTHERS

**********FILE COPY**********

Tel: 0118 974 6441

Date: **03 December 2001**

My ref: F/2001/5347

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2001/5347
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.
Proposed erection of detached garage.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5347**
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.
Proposed erection of detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

**********FILE COPY**********

TITLE NUMBER

BK363958

WOKINGHAM

N

ORDNANCE SURVEY MAP REFERENCE: SU8178NW

SCALE 1:1250 Enlarged from 1/2500

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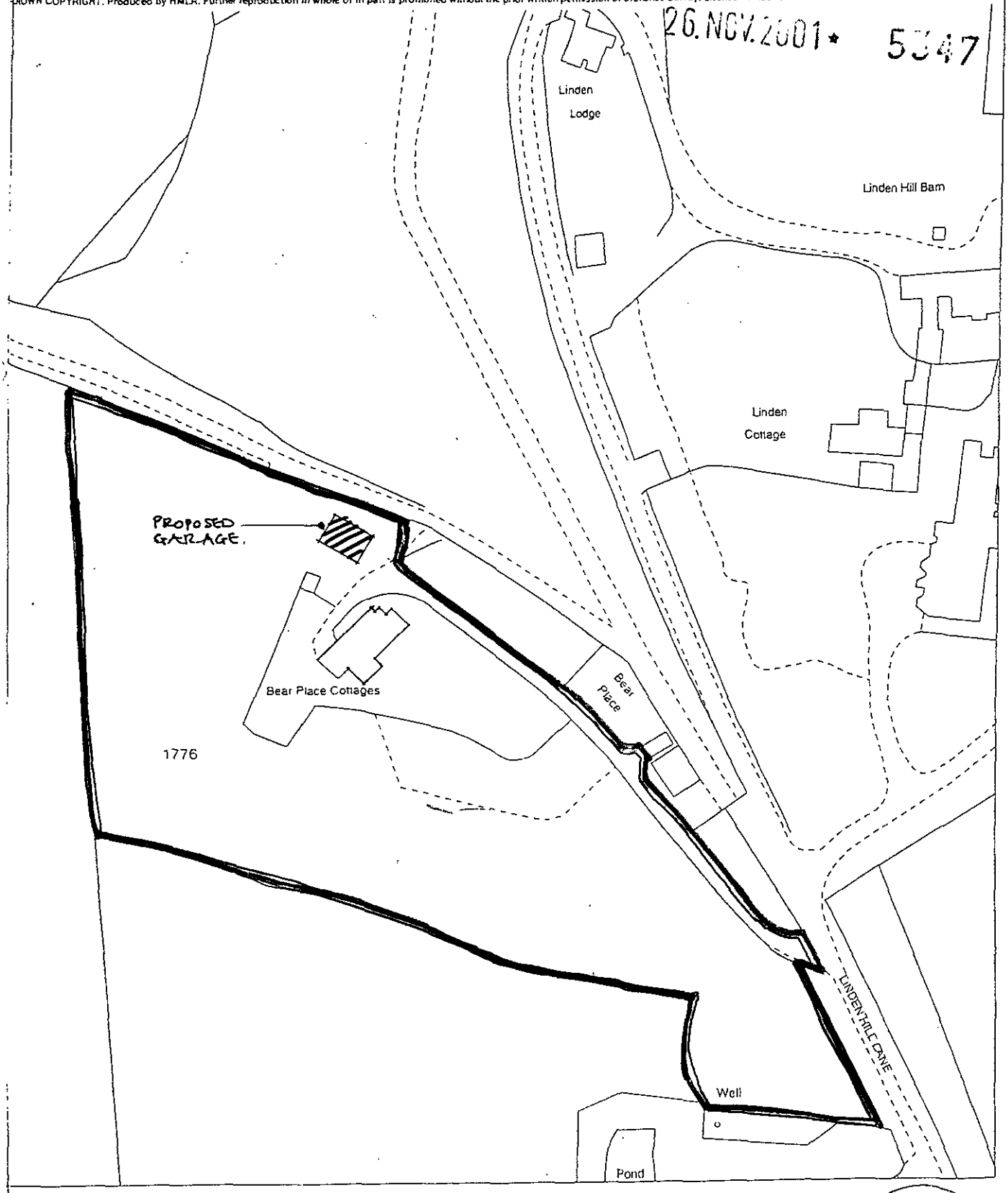
26.NOV.2001 * 5347

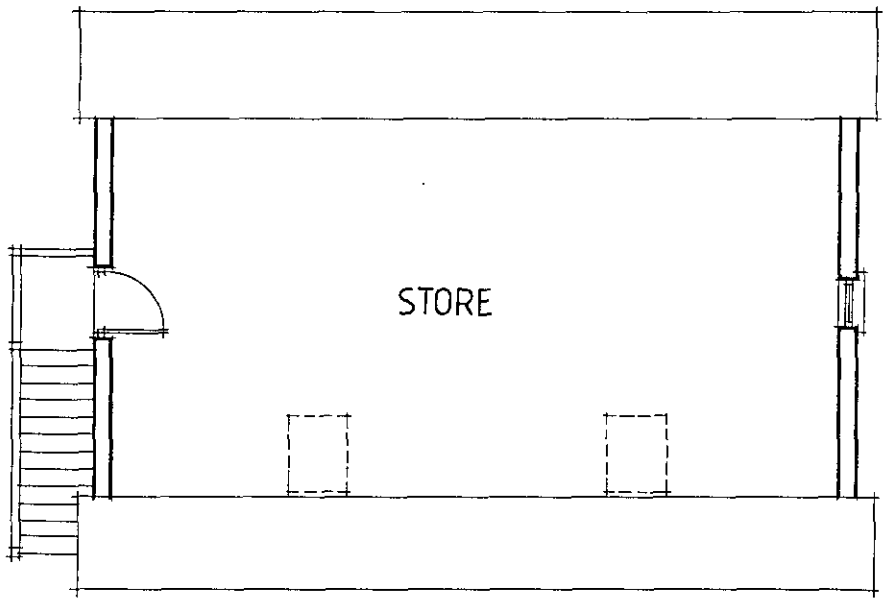


H.M. LAND REGISTRY
P.P. 72000

Glynn Buckle Associates
Architectural Technicians

Barclays Bank Chambers
Maryport Street
Usk
Monmouthshire
NP15 1AB

Tel: 01291 673424
Fax: 01291 671050
Email: gba@ukonline.co.uk

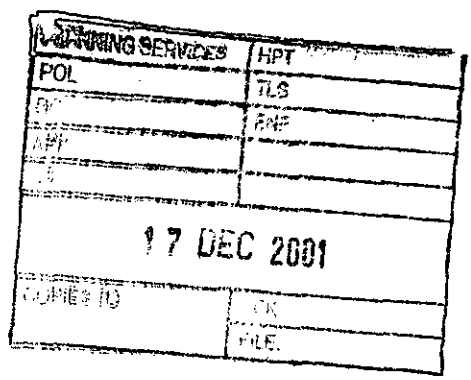


Mr. & Mrs. S. Sambell

Bear Place Cottage
Kiln Green
Berkshire

Proposed Garage
First Floor Plan

Scale: 1:100
Drwg. 623/P/21



Received by Wokingham District Council

Application No: F/2001/5347

Proposal:
Proposed erection of detached garage.

Location:
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.

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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5347 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued 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

03 December 2001

**********FILE COPY**********

Tel: 0118 974 6441

Date: **03 December 2001**

My ref: F/2001/5347

CONFIDENTIAL

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

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

Dear Councillor

Application Number: F/2001/5347
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.
Proposed erection of detached garage.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5347**
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.
Proposed erection of detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

**********FILE COPY**********

FL

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 19 December 2001

Location:	Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave
Proposal:	Proposed erection of detached garage.
Application Number:	F/2001/5347

In response to your consultation dated 3 December 2001 for the above application, the landscape comments are as follows:

The site is located within the ASLI and Green Belt. There are a number of trees within the site which have been retained but the shrubby undergrowth has been removed allowing open view of the house and the site of the garage from Linden Hill Lane. The size of the garage in comparison to the house, is very large, and is accentuated by height of the roof to accommodate the store. The ground also falls towards the house from the north east and the siting of the garage in the location shown looks as if it may be on slightly higher ground and therefore the garage will be even more visually dominant from Linden Hill Lane.

I consider this proposal to be contrary to policy WGB1: Development in the Metropolitan Green Belt, and will be visually detrimental to the surrounding countryside due to the scale and siting of the garage in relation the house.

Catherine Brimble

Catherine Brimble
Landscape Architect

MG/LOB

FROM: Andrew Thorley

FL

DATE: 03 December 2001

DELEGATED

PLANNING SERVICES	HPT
POI	TLS
DC	ENF
APP	
CS	
JAN 2002	
COMMENTS:	ACK:
	FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/5347

Proposal: Proposed erection of detached garage..

Site Address: Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.

Applicant: Mr & Mrs Sambell C/O Glynn Buckle Associates.

Your observations are required in respect of this application **by 27/12/2001** .

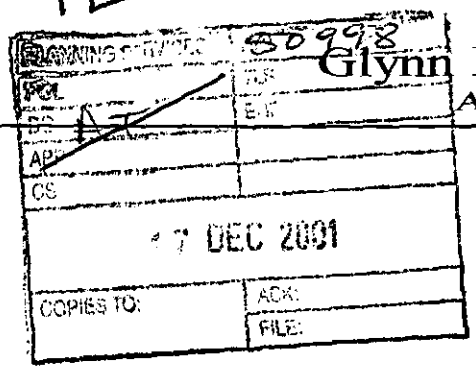
Unacceptable bulk & mass in the Green Belt and area of special landscape and interest.

Unacceptable loss of trees.

SIGNED: _____ DATE: 17/12/01

Clerk To Wargrave Parish/Town Council.

FL



Glynn Buckle Associates
Architectural Technicians

Barclays Bank Chambers
Maryport Street
Usk
Monmouthshire
NP15 1AB

Tel: 01291 673424
Fax: 01291 671050
Email: gba@ukonline.co.uk

Our Ref: 623/RAC/MR.
Date: 13 December 2001.

Planning Services,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

For the attention of Mr. A. Thornley.

Dear Sir,

Planning Application Ref: F/2001/5347.
Proposed Garage, Bear Place Cottage, Linden Hill, Wargrave.

As requested, please find enclosed six copies of the first floor plan for the above (drawing No. 623/P/21).

Should you have any further queries or comments regarding this matter, please do not hesitate to contact me.

Yours faithfully,

Richard A. Chamberlain.
On behalf of Glynn Buckle Associates.

HIGHWAYS CONSULTATION SHEET

From: ~~Andrew Thorley~~ Frances I **Date:** 03 December 2001

Application Number: F/2001/5347

Proposal: Proposed erection of detached garage.

Parish: WARGRAVE PARISH

Site Address:
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.

Applicant:
Mr & Mrs Sambell C/O Glynn Buckle Associates.

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).

C049, R049.

Signed: _____ **Print name:** AC 6/12/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	26 NOV 2001
Officer: AT	Application No. F/2001/5347.

Map No. 22 Site 1:27
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF DETACHED GARAGE

Location: BEAR PLACE COTTAGES, LINDEN HILL LANE

Parish: WARGRAVE Ward: Wargrave. 3.12.01 JD.

Applicant: MR/MRS SAMBELL

Fee (1) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Furth floor layout?	3.12.	
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 : 3.12.2013. 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:

- (Note to Officer: Site is in a Groundwater Protection Zone. See guidance notes from Conrad Moore re. planning informatives.)
- Green Belt
- No pre-apps.

NEIGHBOURS:

S/W + see map

26.NOV.2001* 5347

With Compliments

Glynn Buckle Associates
Architectural Technicians

Barclays Bank Chambers
Maryport Street
Usk
Monmouthshire
NP15 1AB

Tel: 01291 673424
Fax: 01291 671050
E-mail: gba@ukonline.co.uk

~~ADDRESS~~ + BEAR PLACE COTTAGES KILN GREEN PARISH WARGRAVE

Change of name to BEAR PLACE OH BATH ROAD

PLOT No. COTTAGE ORD. SHEET No. SU 8178 (22)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0013	The Hon P Remnant	Conv. 2 dwellings into 1 + 2/s/r ext s to dwellings s/s/s ext from const + erection of Det. garage.	6.6.00	C/A
F/2001/3453	Mr. + Mrs. Sambell	conv. of 2 dwell into 1. with 2/st R. ext, S/st side ext & det gar. (Amend to 2000/0013)	09/05/01	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

26.NOV.2001 * 5347

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR + MRS S. SAMBELL
	Address and postcode	BEAR PLACE COTTAGES, LINDEN HILL LANE, HARE HATCH, WARGRAVE BERKSHIRE RG10 9XP
	Phone number	
	Agent's Name	GLYNN BUCKLE ASSOCIATES
	Address and postcode	BARCLAY BANK CHAMBERS, MARYPORT STREET, USK, MONMOUTHSHIRE NP15 1AB
	Phone number	01291 673424
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	BEAR PLACE COTTAGES, LINDEN HILL LANE, HARE HATCH, WARGRAVE BERKSHIRE RG10 9XP
4	Give brief details of the proposal for example, two storey side extension About the application	ERECTION OF GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ NO SPECIMEN TREES TO BE FELLED - SAPLINGS / UNDERGROWTH ONLY.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WALLS FACING BRICK - TO MATCH EXISTING DWELLING ROOF PLAIN TILES - " " " " JOINERY - HARDWOOD
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b *The fee (We have attached a current scale of fees).* If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

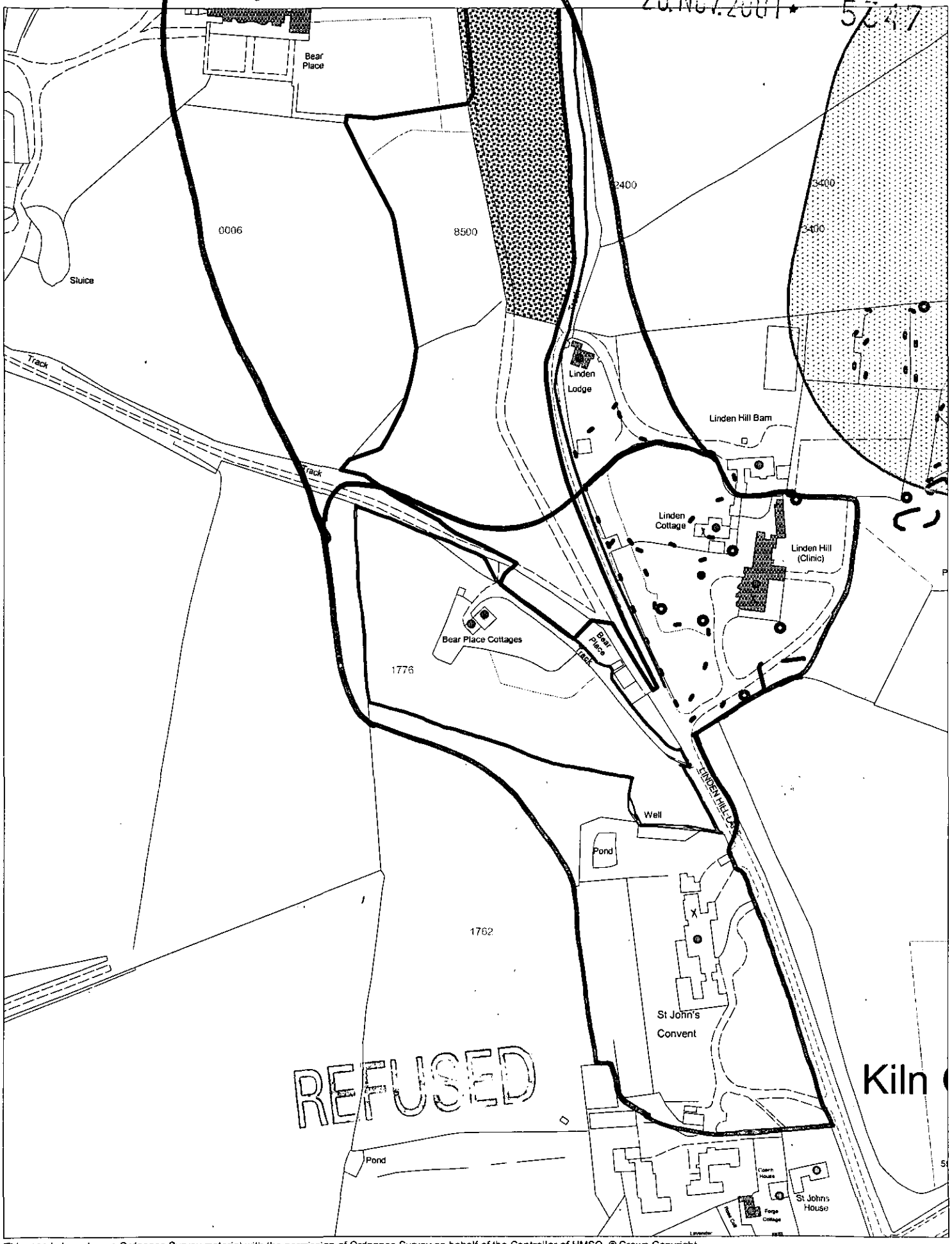
Your signature: FOR GLYNN BUCKLE ASSOCIATES.

on behalf of MR + MRS. S. SAMBELL

Date 16/11/01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

26.NOV.2001 5247



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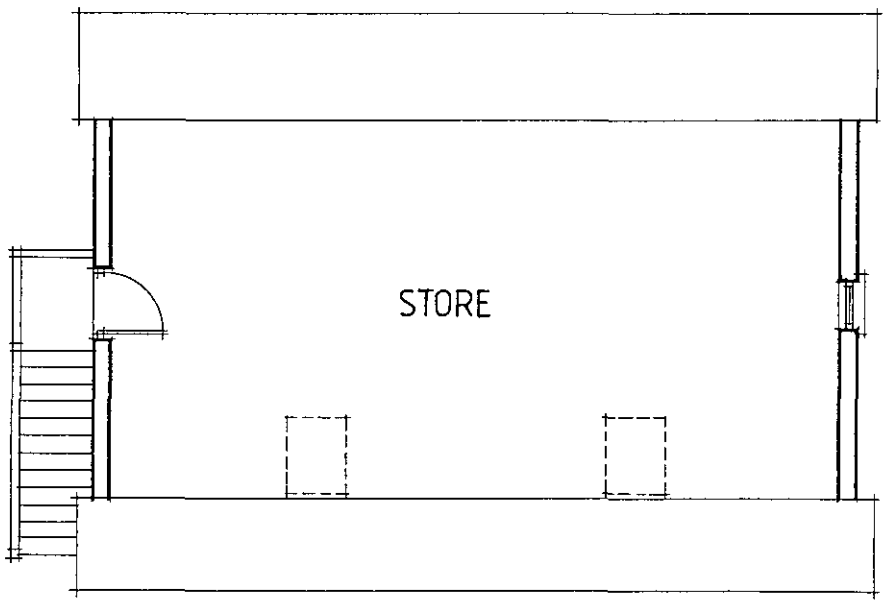
Development Control Section, Environmental Services, Wokingham District Council.
27 November 2001 Scale: 1 : 2500

N
W E
S

Glynn Buckle Associates
Architectural Technicians

Barclays Bank Chambers
Maryport Street
Usk
Monmouthshire
NP15 1AB

Tel: 01291 673424
Fax: 01291 671050
Email: gba@ukonline.co.uk



Mr. & Mrs. S. Sambell

Bear Place Cottage
Kiln Green
Berkshire

Proposed Garage
First Floor Plan

Scale: 1:100
Drwg. 623/P/21

REFUSED

PLANNING SERVICES	NPT
	TLS
DC	ENF
ARC	

17 DEC 2001

COPIES TO:	ACK
	FILE

Also at Principality Chambers, Commercial Street, Pontypool, Torfaen. NP4 6JJ.
Tel/Fax: 01495 751977