[redacted]

X SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
VAR/2000/0415

LOCATION:
Sandford Farm Mohawk Way, Woodley Reading.

APPLICANT:
Coff Holdings Ltd C/O S J Atkinson

PROPOSAL:
Proposed variation to condition 04 of consent 41576 to allow unrestricted office (B1) use with associated storage.

EARLIEST DATE FOR DECISION: **24/02/2000**

APPLICATION EXPIRY DATE: **20/03/2000**

CASE OFFICER: **Simon Lewis**

[redacted]

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Coff Holdings Ltd
C/O S J Atkinson
44 Basingstoke Road
READING
Berkshire
RG2 OEL

Application Number: VAR/2000/0415

Parish:	**WOODLEY**
Location:	**Sandford Farm, Mohawk Way, Woodley, Reading**
Proposal:	**Proposed variation to condition 04 of consent 41576 to allow unrestricted office (B1) use with associated storage**

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.

Head of Planning and Transportation
Date: 03 May 2000

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.

21 JAN 2000 * 0415

21. JAN. 2000* 0415



Site Plan, Scale: 1 to 2500

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Date: 26 January 2000

N
W E
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Received by Wokingham District Council

Application No: VAR/2000/0415

Proposal:
Proposed variation to condition 04 of consent 41576 to allow unrestricted office (B1) use with associated storage.

Location:
Sandford Farm , Mohawk Way, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/02/2000. 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

To:
Highways

From: Simon Lewis

Date: 31 January 2000

Application Number: VAR/2000/0415

Proposal: Proposed variation to condition 04 of consent 41576 to allow unrestricted office (B1) use with associated storage..

Site Address:
Sandford Farm , Mohawk Way, Woodley, Reading.

Applicant:
Coff Holdings Ltd C/O S J Atkinson.

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

THE HIGHWAY AUTHORITY DOES NOT WANT TO RESTRICT THE GRANT OF PERMISSION.

N.S. Tait

24-2-00

Gravel Pit
Gravel Pit
Gravel Pit

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

21 JAN 2000 * 0415

1.	APPLICANT'S NAME	COFF HOLDINGS LTD
	ADDRESS	C HOUSE STANHOPE ROAD, CAMBERLEY SURREY GU15 3BW
	POST CODE	PHONE 01276 62262.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	S. J. ATKINSON.
	ADDRESS	44 BASINGSTOKE ROAD, READING BERKS.
	POST CODE	RG2 0EL. PHONE 0118 921 2223.
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	FARM & BARN, SANDFORD FARM, MOHAWK WAY, WOODLEY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		OFFICES IN FARMHOUSE. STORAGE IN BARN.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.4 Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNERS.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	LOCATION PLAN. 1:2500

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☐	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number. Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☑	State relevant application number 41576F Conditions to be relaxed condition 04

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

B1 + B8.

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

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

N/A.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A

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

UNCHANGED

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

YES.

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£35.00

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 [signature] ON BEHALF OF COFF HOLDINGS LTD. DATE 20th JAN 00

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)	346			
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION	184			
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	530m².			

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	12	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

B1 OFFICE
B8 STORAGE

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

UNKNOWN.

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

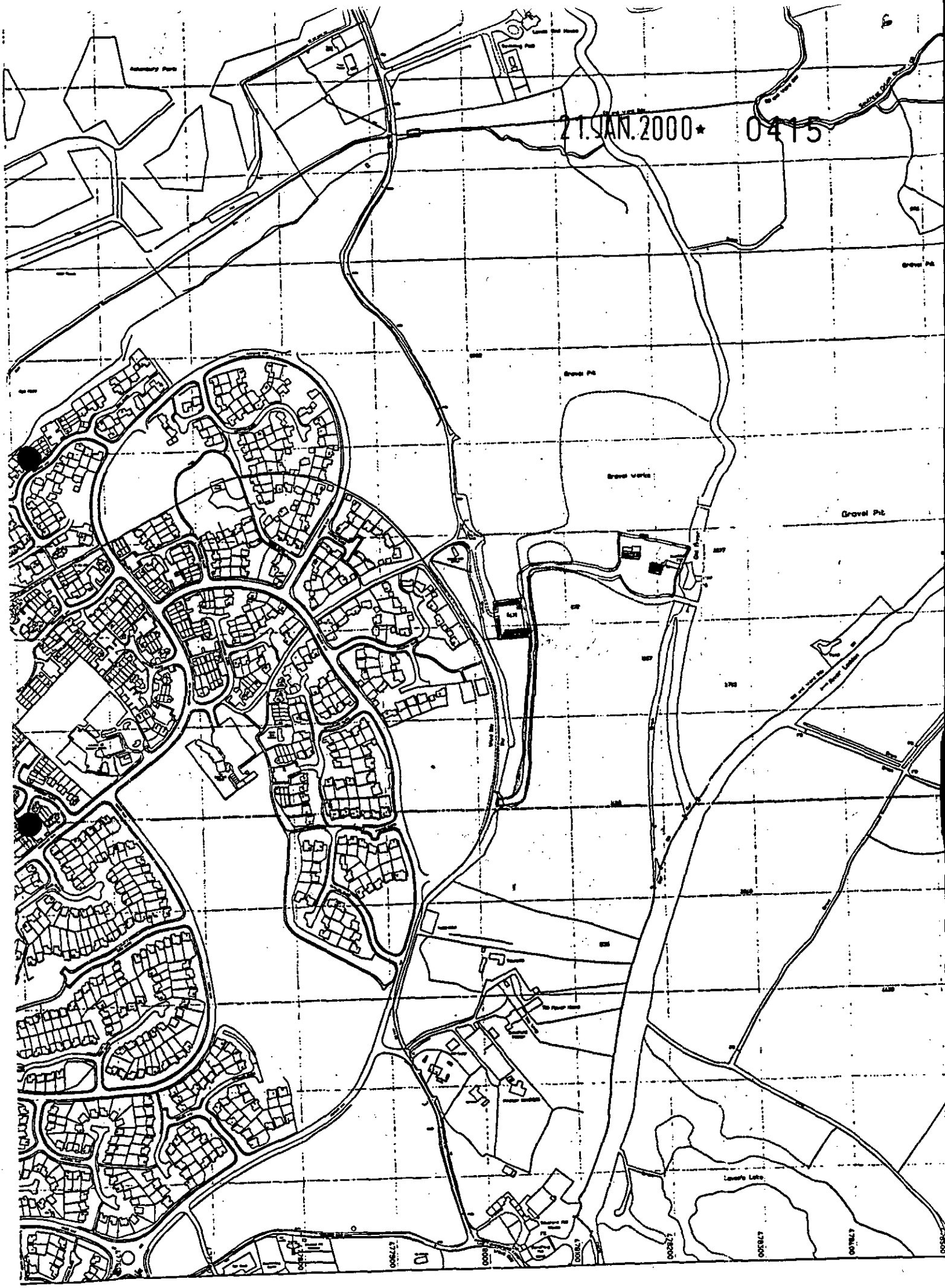
Existing Staff	Transferred Staff	New Staff	Total
NOT KNOWN.			

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

NO

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

21.JAN.2000★ 0415





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Development Control Section, Environmental Services, Wokingham District Council.

26 January 2000

Scale: 1 : 1250

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Application Number VAR/2000/0415
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			No Condition.

RECORD OF SITE VISIT

SITE ADDRESS: Sandford Farm
Mohawk Way Woodley Reading.

APPLICATION NUMBER:
VAR/2000/0415

OFFICER: Simon Lewis

DATE OF SITE VISIT: 7/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Rural area, Landfill Site.

3. DESCRIPTION OF SITE/BUILDING

4. *RELATIONSHIP TO ADJOINING PROPERTIES*

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Simon Lewis

Application Number : VAR/2000/0415

Applicant : Coff Holdings Ltd C/O S J Atkinson.

Location : Sandford Farm , Mohawk Way, Woodley, Reading.

Proposal : Proposed variation to condition 04 of consent 41576 to allow unrestricted office (B1) use with associated storage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 24/01/2000

Earliest Date for Decision : 24/02/2000

Latest Consultation Date/Site Notice Expiry Date : 24/02/2000

Application Expiry Date: 20/03/2000

Consultation Responses : Highway Authority - no objection
Woodley T.C - concern over unrestricted hours.

Planning Issues : Impact upon surrounding area.

Relevant Policies - WCC Wokingham District L.P (Deposit Draft).

Application Number: VAR/2000/0415

Appraisal :

Originally when the planning permission was granted for the change of use of the Farmhouse to B1 office in 1993 (ref: 41576) condition no.4 was imposed to restrict the hours of use of the premises. This was as a result of local concern regarding the various uses on Sandford Farm and the harm these were/would cause to the amenity of the surrounding area.

Seven years on it appears that the restriction on hours of use for this premises is unnecessary. This is because the overall size of the building means that the office use would be small scale and unlikely to give rise to additional noise and disturbance which would be harmful to residential properties, which are some distance away, by allowing unrestricted operating hours.

Conditions of this nature are used in cases where the unrestricted hours of use of a building would be harmful to residential properties which woul lie in close proximity.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

LISTING FORM

Case officer: **Simon Le** Application Number: **VAR/2000/0415**

Sandford Farm , Mohawk Way, Woodley, Reading.

Proposed variation to condition 04 of consent 41576 to allow unrestricted office (B1) use with associated storage.

PLA G SERVICES	HPT
POL	TLS
DC	
APP	
CS	
26 APR 2000	
COPIES TO:	ACK:
	FILE:

Transfer: Yes ☐ No ☑

Reason for Transfer: N/A

Signed: _____ Date: 25/4/2000

Councillor T Dredge

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

Tel: (0118) 974 6454

Date: 12.4.2000

My ref: VAR/2000/0415

CONFIDENTIAL

Councillor T Dredge
67 Welford Road
Woodley
RG5 4QS

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

Dear Councillor

Application Number: VAR/2000/0415
Sandford Farm , Mohawk Way, Woodley, Reading.
Proposed variation to condition 04 of consent 41576 to allow *unrestricted office (B1) use with associated storage.*

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 **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 25.4.2000

Yours faithfully

Chris Lewis
Head of Planning and Transportation

LISTING FORM
Case officer: **Simon Lewis** *Application Number:* **VAR/2000/0415**
Sandford Farm , Mohawk Way, Woodley, Reading.
Proposed variation to condition 04 of consent 41576 to allow unrestricted office (B1) use with associated storage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T Dredge

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

Tel: (0118) 974 6454

Date: 12.4.2000

My ref: VAR/2000/0415

CONFIDENTIAL

Councillor T McCann
5 Seaford Gardens
Woodley
RG5 3LN

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

Dear Councillor

Application Number: VAR/2000/0415
Sandford Farm , Mohawk Way, Woodley, Reading.
Proposed variation to condition 04 of consent 41576 to allow unrestricted office (B1) use with associated storage.

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 **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 25.4.2000

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Simon Lewis** Application Number: **VAR/2000/0415**
Sandford Farm , Mohawk Way, Woodley, Reading.
Proposed variation to condition 04 of consent 41576 to allow unrestricted office (B1) use with associated storage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor T McCann

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

Tel: (0118) 974 6454

Date: 12.4.2000

My ref: VAR/2000/0415

CONFIDENTIAL

Councillor L Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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

Dear Councillor

Application Number: VAR/2000/0415
Sandford Farm , Mohawk Way, Woodley, Reading.
Proposed variation to condition 04 of consent 41576 to allow unrestricted office (B1) use with associated storage.

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 **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 25.4.2000

Yours faithfully

Chris Wood
Head of Planning and Transportation

LISTING FORM
Case officer: **Simon Lewis** Application Number: **VAR/2000/0415**
Sandford Farm , Mohawk Way, Woodley, Reading.
Proposed variation to condition 04 of consent 41576 to allow unrestricted office (B1) use with associated storage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor L Ferris

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

FROM: Simon Lewis

DATE: 31 January 2000

DELEGATED

26153

Woodley Town Council Consultation Sheet

Application Number: VAR/2000/0415

Proposal: Proposed variation to condition 04 of consent 41576 to allow unrestricted office (B1) use with associated storage..

Site Address: Sandford Farm , Mohawk Way, Woodley, Reading.

Applicant: Coff Holdings Ltd C/O S J Atkinson.

Your observations are required in respect of this application **by 24/02/2000** .

VAR/2000/0415

Members expressed concern at the proposal and agreed they would not wish to see any variation to the condition to allow use of the office beyond the hours already agreed.

SIGNED: _____ DATE: 16.2.00.

CLERK TO Woodley Town Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 JAN 2000	Map No. 43 Site 0.40
Officer: SL Application No. VAR/2000/0415	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(V) PROPOSED VARIATION TO CONDITION 04 OF CONSENT 41576 TO ALLOW UNRESTRICTED OFFICE (B1) USE WITH ASSOCIATED STORAGE

Location: FARM & BARN SANDFORD FARM, MOHAWK WAY

Parish: WOODLEY Ward: 31.1.2000.

Applicant: COFF HOLDINGS

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

Enforcement Section (4) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Scale?		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 31.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA): ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

..... (Rural area) .....

.....

..... No pre-apps .....

NEIGHBOURS:

..... S/N sufficient .....

1789/a

SECTION 66 CERTIFICATE

Application No.

21.JAN.2000* 0415

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

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

OR

+ *See Note (a) to Certificate A*

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

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.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . COFF HOLDINGS LTD.

Date . . . . . 20th JAN 00

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

(1) SANDFORD FARM PC 23 096 001

ADDRESS ~~OFF BEGGARS HILL ROAD~~ MOHAWK WAY PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU. 7873 43

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
491/48	Mrs. F. G. Miles	Pair of S/D. Agricultural Cottages in grounds of Farm	14.12.48	App. App
R/81/60	Mr. G. Loring	Alterations & Additions	10.5.60	App App
O/51/66	Fern Hill Sand & Gravel Co Ltd	Outline - Residential, commercial or industrial use of land etc.	22.4.66	N/A - Refu
M/1/66	" "	Excavation of Sand & Gravel & preparation for redevelopment	22.4.66	N/A - Refu
04134	Harry A Coff Ltd	Winning & working of Sand & gravel		
04143	" "	" " "	21.6.77	N/A C/A
07809	Summerleaze Gravel Co Ltd	Winning Erection of Sand & gravel		C/A
BR10180	"	OFFICE & STAFF ROOMS	26.2.79	App N/A
10700	H.A. COFF LTD	INFILL OF GRAVEL WORKINGS PER COND ON 04143	9.2.88 FINAL LEVELS	COND. 6 C/A
15631	SUMMERLEAZE GRAVEL CO. LTD.	LT. TO BE GRAVEL PROCESSING PLANT TO PROVIDE ADD. SCREEN CRUSHER & CONVEYORS	4.11.81	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) E

ADDRESS SANDFORD FARM. PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7873 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15761	Summerleaze Gravel Co Ltd	Temp Offices & canteen facilities, also care-takers caravan	25.9.81	N/A C/
15762	" "	Conv of ground floor to caretakers flat.	25.9.81	N/A C/
15740	" "	Bailey Bridge over river between Whistley Court Farm & Sandford Farm	27.8.81	P.D
16754	"	WEIGHBRIDGE & OFFICE	14.6.82	TP
BR18165	"	ALTS. & RENOVATIONS FOR USE AS OFFICES & CARETAKERS FLAT	29.3.82	App N/
17345	"	AMEND. OF 04143		Read C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) SANDFORD FARM MOHAWK WAY

ADDRESS ~~BEGGARS HILL ROAD~~ PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.4873 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20155	SUMMERLEAZE GRAVEL	TEMP. BRIDGE OVER RIVER TO REMOVE & REFILL	~~28.10.83~~ 15.11.85	N/A CIA
20975	"	RE 10700 WITHOUT COMPLYING WITH CONDS 7, 8, 17 & 19	4.6.84	N/A REF
22213	"	ADD. CEMENT SILO FOR CONCRETE	12.3.85	CIA
22442	"	BATCHING PLANT		
	"	RADIO AERIAL	19.2.85	N/A CIA
22756	"	AMEND. TO APP. SCHEMES RE WORKING & INFILLING INCL. IMPORT OF PAPER ETC.	~~25.6.85~~	N/A CIA
24314	"	AMEND APPR. SCHEME OF INFILLING	3.12.85	CIA
~~29519~~ 29519	"	CONVEYOR FROM CEA FARM & WHISTLEY COAST FARM	29.2.88	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 22442 - VARIATION OF COND. 2 - 9.4.87

DRAINAGE

091074 ~~35017~~ " SILT & SETTLING LAGOONS / WEIGHBRIDGE ~~9.5.90~~

(4) ADDRESS SANDFORD FARM ~~BEGGARS HILL ROAD~~ MOHAWK WAY PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 787 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34886	SUMMERLEAZE LTD.	VAR. ON 04143/07809 TO PERMIT THE IMPORTATION OF SAND & GRAVEL & RETENTION OF HY. PLANT & ED.	17.8.90	CIA
34887	"	VAR. ON 16754 & 15762 - RET. OF WEIGHBRIDGE & ASS. OFFICE BLDG. CONT. USE OF SANDLAND FARM HOUSE AS OFFICES, CANTEEN MESS ROOM, CAR PARKING & LAT	17.8.90	CIA
34888	"	VAR. COND 2 ON 20155: RETENTION OF BRIDGE	18.7.91	31.12.2

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 ~~34888~~ 35017 " SILT & LAGOONS / PUMPING / WEIGHBRIDGE 9.5.90 CIA

(5) ADDRESS SANDFORD FARM MOHAWK WAY PARISH WOODLEY

PLOT No. OFF BAGSHOT HILL ROAD ORD. SHEET No. SU. 7873 43

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38446	• ~~INVALID~~ SUMMERLEAZE	C/U/USE TO FORESTRY & NATURE CONS. LAKE/RETENTION OF MAIN ROAD	26.3.93	C/A 17.4.
38475	• SUMMERLEAZE LTD.	VAR. COND. 29 of CM143	24.1.92	11.4.
		TO LET BRAND OF MINERAL EXTRACTION	12.2.92	C/A
40390	• "	CANTEEN & TOILET FACILITIES (APP UNDER 40340)	11.2.93	31.12.2
41530	• SUMMERLEAZE	RELOC. TOILET/CANTEEN	6.10.93	31.12.2
41576	• HARRY COLE FARMHOUSE	TO OFFICE/BARN TO STORAGE	26.11.93	C/A
41577	HARRY COLE STABLES	TO B1 RETAIL	17.11.93	C/A
41815	W/DR FARMHOUSE?			
42184	• SUMMERLEAZE	WEIGHBRIDGE OFFICE/LOOSE BOXES OFFICE AS MANAGER'S OFFICE/STABLES	22.3.94	31.12.
42283*	APPEAL HARRY COLE	REMOVE COND 1 ON 41577	8.6.94	Ref
APP/2398	FARMHOUSE	RETURN OF FARMHOUSE INTO OFFICES	21.6.94	Ref

DATE OF COMPLETION

MINISTRY DECISION 42283 - * APPEAL ALLOWED - 18-8-94

SPECIAL ORDERS * EXPIRY DATE 31.12.2000 OR WITHIN 1 YEAR OF COMPLETION OF ~~DRAINAGE~~ WHICHEVER IS THE EARLIER.

091074 ** "EXPIRY DATE" 31.12.2000 OR ON COMPL. OF RESTORATION OF LANDFILL SITE AT WHISTLEY COURT FARM/LEA FARM

1993

(6) SANDFORD FARM

ADDRESS MOHAWK WAY PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 4873 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
42910 APPEAL	- HARRY COLE	REMOV. COND. 1 ON 41576	SEE APPEAL	DEC.
		CONT. USE - HOUSE B1 - BARN B8		
42949	RHC.	VAR. COND 1 ON 34886	20.4.97	28.2
		PERMITTING MATERIAL USED		
		IN CONCRETE MANUF. OTHER		
		THAN THAT IMPORTED FROM		
		W.C. FARM & LEA FARM		
43926	HARRY COLE	PART C/O/USE of 1ST FLOOR	6.3.95	Ref
		LET TO UNIT 3 - CARETAKERS' BUNGALOW		
		STABLES - RE 41577		
96/64082/0	APPEAL	O/L. RES. DEV. ETC		
96/64496/F	• SUMMERLEAZE	NON VEH. ACCESS. RELOC. PROC. PLANT ETC	21.7.97	C/
96/64520/0	HICKS PERSIMMON LTD	O/L. RES DEV./REMOVAL OF INTAKE/REPLACE WITH NEW	22.1.98	Re

APPEAL

MINISTRY DECISION 42910 - APPEAL ALLOWED - 17.1.8 MATERIAL

SPECIAL ORDERS

1933

(7) SANFORD FARM

ADDRESS MOHAWK WAY PARISH WOODLEY

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/66152/V	• SUMMERLEAZE	RETENTION GROUND CONTOUR	11.11.97	31.12.20
97/66153/V	• "	" WEIGHBRIDGE OFFICE / QUARRY MANAGERS OFFICE	11.11.97	31.12.2
97/66154/V	• "	" CANTEEN / TOILETS	11.11.97	31.12.2
97/66155/V	• "	" BRIDGE OVER OLD RIVER LODDON	11.11.97	31.12.20
97/66156/V	• "	" HAUL ROAD	17.11.97	31.12.2
97/66157/V	* "	VAR. CONDS 2/3 of 34586	11.11.97	31.12.20
97/66158/V	* "	" " 1/2/3/23	11.11.97	31.12.20
~~97/66159/V~~				
97/66159/V				
99/68971/V				
C/41577/07	Harry A. Coff	Details to comply with cond. 07 of Consent 41577 = App. of landscaping	26.3.99	
99/69524/0				
FP99/8344	Harry A Coff	Refurb & C. of U. of BI Units	12.2.99	REF

MINISTRY DECISION ~~66158~~ — RETENTION SALT LAGOONS & WEIGHBRIDGE UNIT

SPECIAL ORDERS * 66157 - CONT. IMPORTATION OF SAND & GRAVEL / RETENTION OF PLANT & EQUIPMENT.

1933

(8) SANDFORD FARM

ADDRESS MOHAWK WAY PARISH WOODLEY

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
FP99/8344/A	Harry A Coff Ltd.	Refurb & C. of U. to BI Units	20.4.99	C/A
99/70325/F	Coff Holdings	C. of U. to offices (renew 41576) 42283	5.10.99	C
99/70477/F	Coff Holdings Ltd	C. of U B8 barn → B1 office + 1st fl. + dormer extension	24.11.99	C

MINISTRY DECISION

SPECIAL ORDERS

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

21.JAN.2000* 0415

1. APPLICANT'S NAME: COFF HOLDINGS LTD
ADDRESS: C HOUSE STANHOPE ROAD, CAMBERLEY SURREY GU15 3BW
POST CODE: PHONE 01276 62262.

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: S. J. ATKINSON.
ADDRESS: 44 BASINGSTOKE ROAD, READING BERKS.
POST CODE: RG2 0EL. PHONE 0118 921 2225.

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: FARM & BARN, SANDFORD FARM, MOHAWK WAY, WOODLEY

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
OFFICES IN FARMHOUSE. STORAGE IN BARN.

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.4 Ha.

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

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: LOCATION PLAN. 1:2500

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☐	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☑	State relevant application number 41576 F Conditions to be relaxed condition 04

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

B1 + B8.

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

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

N/A.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A.

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

UNCHANGED

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

YES.

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£35.00

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 Regulation approval.

SIGNED J H Wilson ON BEHALF OF COFF HOLDINGS LTD. DATE 20th JAN 00

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)	346			
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION	184			
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	530m².			

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	12	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

B1 OFFICE
B8 STORAGE

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

UNKNOWN.

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

Existing Staff	Transferred Staff	New Staff	Total
NOT KNOWN.			

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

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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