APPLICATION NO:
F/2000/1134

LOCATION:
Sandy Way Heath Ride, Finchampstead Wokingham.

APPLICANT:
P J Misselbrook C/O Andesign

PROPOSAL:
Proposed erection of detached double garage.

EARLIEST DATE FOR DECISION: **07/05/2000**

APPLICATION EXPIRY DATE: **26/05/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

P J Misselbrook
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/1134

Parish: **FINCHAMPSTEAD**

Location: **Sandy Way, Heath Ride, Finchampstead, Wokingham.**

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

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 new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell

John Mitchell
Development Control Manager
Date: 17/07/2000

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.

Sandyway
ADDRESS HEATH RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU. 8064 (107)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
1009/57	Mr I A Goodwin	OA 1 dwelling	10·12·57	N/A	C/A
91/58	"	bungalow & garage	10·6·58	APP	C/A
R/144/59	"	storage of caravans	8·9·59	N/A	Ref
O/264/59	"	OA 3 holiday chalets	12·12·59	N/A	Ref
O/138/62	"	" 10 dwellings	18·6·62	N/A	Ref
O/99/68	"	division of land into 3 bldg plots	9·5·68	N/A	Ref
701/71	"	S/storey ext	8·7·71	APP	C/A
PD/768/71	"	conservatory	30·12·71	APP	N/A
~~06677~~	~~MR. WHITE~~	~~BUNGALOW & GARAGE ADS~~			
10802	MR E. GODWIN	O/APP BUNGALOW AT REAR	8·6·79	N/A	REF
BR 25125	MR. P. MISSELBROOK	S/ST. HTS., FRONT & SIDE	7·8·85	APP	N/A
24134	"	"	12·8·85	N/A	CLA
0/2/63 ?	36809 "	CONSERVATORY	12·12·90		CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng. Att's to garage. P.J. Misselbrook. 20/7/99.

DRAINAGE PD Eng - Replacement - garage - " - 25/8/99 102

091074



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Site Plan
Scale: 1 to 2500

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HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 13 April 2000

Application Number: F/2000/1134

Proposal: Proposed erection of detached double garage.

Site Address:
Sandy Way, Heath Ride, Finchampstead, Wokingham.

Applicant:
P J Misselbrook C/O Andesign.

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).

Sc 23 - GARAGING (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

17-4-00

FROM: Elaine Connor

DATE: 13 April 2000

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
COPIES TO:	

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1134

Proposal: Proposed erection of detached double garage..

Site Address: Sandy Way, Heath Ride, Finchampstead, Wokingham.

Applicant: P J Misselbrook C/O Andesign.

Your observations are required in respect of this application **by 07/05/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 20-4-00

Clerk To Finchampstead Parish/Town Council.

Environmental Services

For office use only.
Application number: 31.MAR2000* 1154

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 Address and postcode Phone number	P.J. MISSELBROOK SANDY WAY HEATH RIDE FINCHAMPSTEAD, BERKS 9732509
2	Agent's Name Address and postcode Phone number	ANDESIGN 9 PERKINS WAY WOKINGHAM BERKS RG41 2TN 9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	DETACHED DOUBLE 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 ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH BUNGALOW
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 ☒

Crystal Mark
Clarity approved by

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed:
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.	4	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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

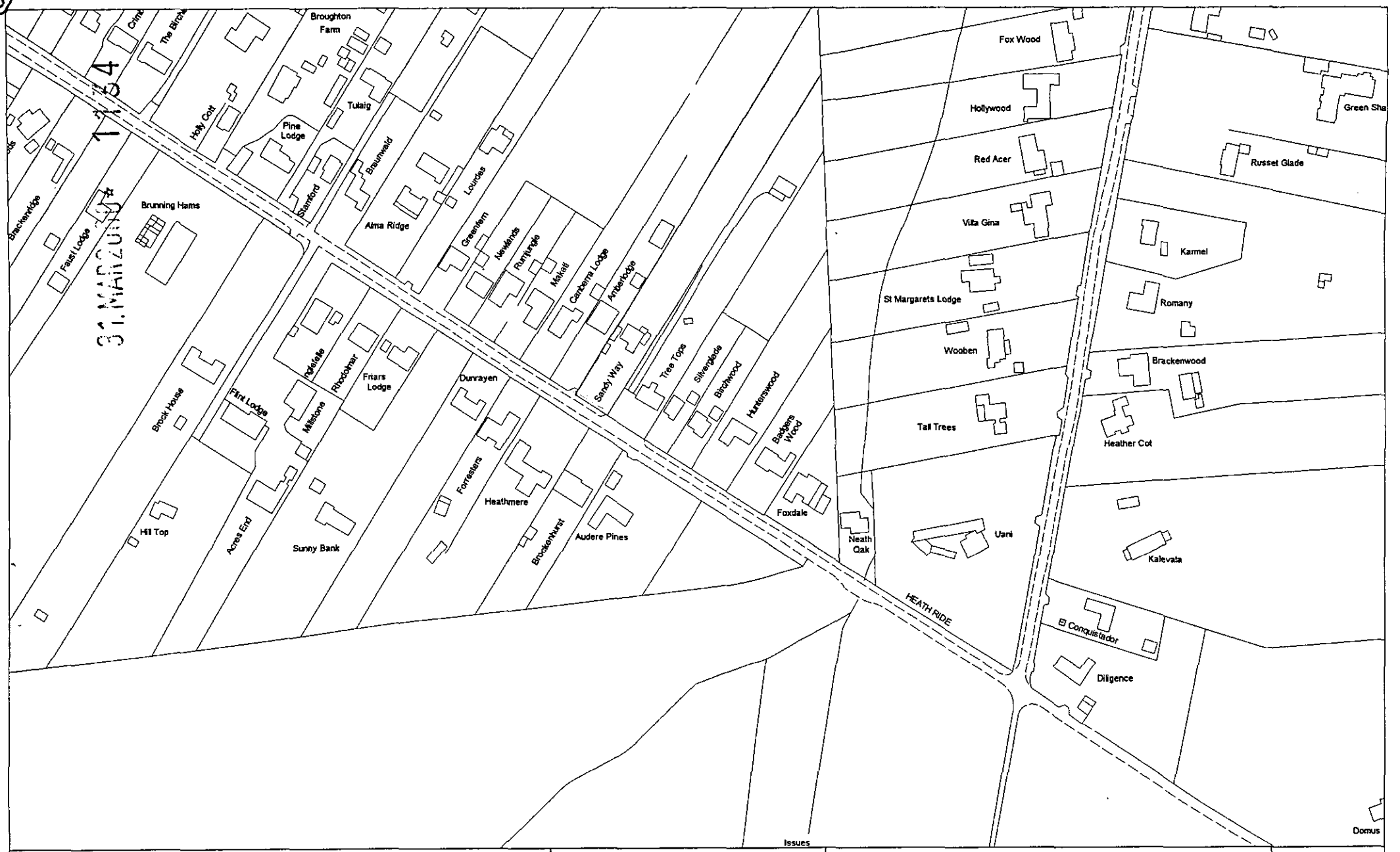
None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of P.J. MISSELBROOK

Date 31/3/2000

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



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Site Plan
Scale: 1 to 2500

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Wo[illegible] District Council, Licence No. LA086134

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

Tel: (0118) 974 6451

Date: **13 April 2000**

My ref: F/2000/1134

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/1134
Sandy Way, Heath Ride, Finchampstead, Wokingham.
Proposed erection of detached double 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1134**
Sandy Way, Heath Ride, Finchampstead, Wokingham.
Proposed erection of detached double garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: (0118) 974 6451

Date: **13 April 2000**

My ref: F/2000/1134

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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

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LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1134**
Sandy Way, Heath Ride, Finchampstead, Wokingham.
Proposed erection of detached double garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

Received by Wokingham District Council

Application No: F/2000/1134

Proposal:
Proposed erection of detached double garage.

Location:
Sandy Way, Heath Ride, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/05/2000. 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

Applicationo	Name & Address
F/2000/1134	L & J White Amber Lodge Heath Ride Finchampstead RG40 3QJ
App. approved, Letters sent /08/09/00	

Falkland

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1134	EC
BUILDING CONTROL NUMBER.	FP 2000/0493	Brian
APPLICANT/AGENT	Anderson	
ADDRESS OF SITE	Sandy Way Heath Ride FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	double garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/G/243	AH/G/243
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/1/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	21/1/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1134

Applicant : P J Misselbrook C/O Andesign.

Location : Sandy Way, Heath Ride, Finchampstead, Wokingham.

Proposal : Proposed erection of detached double garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26.4.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/03/2000

Earliest Date for Decision : 07/05/2000

Latest Consultation Date/Site Notice Expiry Date : 07/05/2000

Application Expiry Date: 26/05/2000

Consultation Responses :

PARISH COUNCIL : No objection

HIGHWAYS : recommend cond. SC23 (SR06) 'garaging'

Planning Issues : GREEN GAP / WEDGE.

* IMPACT UPON CHARACTER OF AREA
* " " NEIGHBOURING PROPS.

Application Number: F/2000/1134
PROP: DETACHED GARAGE.
Appraisal :

The application being determined proposes the erection of a detached double garage in the rear garden of 'Sandy Way' Heath Ride, in Finchampstead. The proposed garage will be located approx. 20m from the dwelling, with a floor area of approx. 39.5m². The garage would stand at approx. 4.8m to the ridge & is approx. 1m from the boundary with the neighbouring prop. 'Amber Lodge'.

IMPACT UPON NEIGHBOURING PROPS:
The neighbouring property to the NW of Sandy Way, called 'Amber-Lodge' has a residential annexe in its back garden. Permission was given in 1989 to extend the garage & change of use of the middle unit to a residential annexe. The annexe is located to the boundary with 'Sandy Way' & has one window in this elevation which serves a kitchen & is presently obscurely glazed.
It is accepted that the building of the proposed garage will limit the amount of light to window in the side elevation of the adjacent annexe. However, this unit is ancillary to the main dwelling & therefore the window is not considered to be a primary window. It is therefore considered that dispite the fact that the dev. will ~~have~~ limit daylighting to the annexe the development is not considered so bad as to warrant refusal.

IMPACT UPON CHARACTER OF AREA:
The application site is located in an area designated as Green Gap. The aims of the policies designed to protect such areas advise that development ~~which~~ would detract from the character of such areas should not be allowed. It is considered that given the siting & scale of the proposed garage, it will not have an adverse neg. impact upon the rural character of the area.

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

Application Number F/2000/1134
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
3	SC23	SR06	'Garaging'.

John Rutson
17/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Sandy Way Heath Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1134

OFFICER: Elaine Connor

DATE OF SITE VISIT: 26.4.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
area of sporadic development
mature setting

3. DESCRIPTION OF SITE/BUILDING
detached dwelling - set back from main road.
Use rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached annexe adj. to site & prop. garage.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

* Pre-app attached

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	31 MAR 2000
Officer: EC	Application No. F/2000/1134

Map No. 07 Site 043
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF DETACHED DOUBLE GARAGE

Location: SANDY WAY HEATH RIDE

Parish: FINCHAMPSTEAD Ward: Finch North.
13.4.2000

Applicant: P MISSELBROOK

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

(14)
Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.4.2000 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:

Pre-app attached

NEIGHBOURS: S/N + Amberlodge, Tree tops, Heathmere + Brockenhurst - Heath Ride ✓

Sandyway
ADDRESS HEATH RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU. 8064 (107)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
1009/57	Mr I A Goodwin	OA 1 dwelling	10·12·57	N/A	C/A
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O/264/59	"	OA 3 holiday chalets	12·12·59	N/A	Ref
C/138/62	"	" 10 [illegible]	18·6·62	N/A	[illegible]
O/99/68	"	division of land into 3 bldg plots	9·5·68	N/A	Ref
701/71	"	S/storey ext	8·7·71	APP	C/A
PD/768/71	"	conservatory	30·12·71	APP	N/A
~~06677~~	~~MR. WHITE~~	~~BUNGALOW & GARAGE ADS~~			
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BR 25125	MR. P. MISSELBROOK	S/ST. HTS., FRONT & SIDE	7·8·85	APP	N/A
24134	"	"	12·8·85	N/A	CLA
0/2/63 ?	36809 "	CONSERVATORY	12·12·90		CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng. Att's to garage. P.J. Misselbrook. 20/7/99.

DRAINAGE PD Eng - Replacement - garage - " - 25/8/99 102

091074

Environmental Services

For office use only.
Application number: 31.MAR2000* 1734

Householder planning application form

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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	P.J. MISSELBROOK
	Address and postcode	SANDY WAY HEATH RIDE FINCHAMPSTEAD, BERKS
	Phone number	9732509
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	DETACHED DOUBLE 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 [X] No [ ]
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH BUNGALOW
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 [X]
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes [ ] No [X]

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed:
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.	4	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN) on behalf of P.J. MISSELBROOK

Date 31/3/2000

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