APPLICATION NO:
F/2001/5395

LOCATION:
324 Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs A Grey C/O Andesign

DATE:

PROPOSAL:
Proposed erection of a replacement dwelling. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **05/01/2002**

APPLICATION WILL HAVE EXPIRED ON: 30/01/2002

APPROVE

CASE OFFICER: **Natalie Brown**

history files .. 047

507

02

Application No: F/2001/5395 NAB

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Grey
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Application Number: F/2001/5395

Parish: **FINCHAMPSTEAD**

Location: **324 Nine Mile Ride, Finchampstead, Wokingham**

Proposal: **Proposed erection of a replacement dwelling. Demolition of existing dwelling.**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
6. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no extensions or alterations permitted by Classes A, B and C of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
7. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
8. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
11. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such

size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
12. Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

Condition
13. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
14. Within one month following the completion and first occupation of the dwelling hereby approved, the existing dwelling as shown on the 1:500 site plan shall be demolished and all materials resulting from the demolition shall be removed from the site.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
6. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

Reason
8. In the interests of highway safety and convenience.

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of visual amenity.

Reason
11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
12. The proposed development may have an impact on bats, which are of international importance and protected by law.

Reason
13. To prevent the increased risk of flooding and improve water quality.

Reason
14. To safeguard the character of the premises and surrounding area.

Informative
1. This permission relates to the application as amended with revised drawing number AH/H/268a submitted to the Local Planning Authority on 6 June 2002 showing reduction in ridge height, and does not approve the proposals as originally submitted.

Informative
2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Informative
3. 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 C2 and C6.
South East Area Local Plan Policies STV1, SBE1, SBE2, SC1, SC2 and SC18.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1 and WCC2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 09/07/2002

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.

Received by Wokingham District Council

Application No: F/2001/5395

Proposal:
Proposed erection of a replacement dwelling. Demolition of existing dwelling.

Location:
324, Nine Mile Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2001/5395 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/01/2002. 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

12 December 2001

WOKINGHAM DISTRICT COUNCIL

PLANNING DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Planning Officer

My Ref: F/2001/5395

Ext: 6492

To: Colin Lawley
Principal Solicitor - LEGAL
ext'n 6542 6524

Your Ref:

Date: 26 June 2002

PROPOSED S106 AGREEMENT - 324 Nine mile Ride, Finchampstead

It has been resolved under delegated powers to grant planning permission for development including a replacement dwelling at the above property, subject to a S106 agreement requiring:

a) the demolition of the existing house shown on the submitted plans as being removed, within one month of the date of the dwelling approved by the permission being occupied

I should be grateful if you would liaise with the applicant's agent/solicitor and draw-up the appropriate Section 106 agreement.

Please find enclosed:-
1. Copy of application form
2. Site Plan
3. Copy of draft planning permission.

If you require any further information, please contact me.

NAB

Natalie Brown

27/6 15.32pm
Colin phoned & said this could be dealt with by condition

3/7
spoke to Trevor - he agreed it could be done by condition

9.40 5/7 - Colin me engaged.
13.40 5/7 - left msg - don't need S.106.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Grey
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2001/5395

Parish: **FINCHAMPSTEAD**

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Reason
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Reason
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Reason
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Reason
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Reason
8. In the interests of highway safety and convenience.

Reason
9. In the interests of visual amenity.

Reason
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Reason
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Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1 and WCC2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/06/2002

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 : Natalie Brown

Application Number : F/2001/5395

Applicant : Mr/Mrs A Grey C/O Andesign.

Location : 324, Nine Mile Ride, Finchampstead, Wokingham.

Proposal : Proposed erection of a replacement dwelling. Demolition of existing dwelling.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....10/5/02.....

Date Registered : 05/12/2001

Earliest Date for Decision : 05/01/2002

Latest Consultation Date/Site Notice Expiry Date : 05/01/2002

This application will have expired on: 30/01/2002. 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 :
Parish council : No objection
Dinton Pastures : Bat survey
Landscape - no objection
Env Health - no objections
Highways - conditions.

letters of rep : N° 326 - more visible from their property
Env Agency : Rec. conds

Planning Issues : R/O settlement
SEALP : rural, setting of settlement, separation of settlement
WDLP : countryside, green gap/wedges,

Application Number: F/2001/5395

Appraisal : (See attached for appraisal)

needed this fig & microfilm missing.

Appn - 0147 - gff (prior to extn permitted 1989)
→ ≃ 86m²
Floor area ≃ 130m².

ridge approx 5.6m.

Proposed dwelling (s.s) ≃ 220m² (as per pre-appn).

∴ 150% inc in footprint
∴ 70% inc in floor area.

ridge = 6.2m (11% inc).

BUT: 2s extn (microfilm missing) resulted in 54% inc.

Revised plans → ridge height now 5m & same floor area as ~~previous~~ superseded plans.

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

Application Number F/2001/5395
Conditions/Reasons for Refusal

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

See attached sheet

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

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

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 324 Nine Mile Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5395

OFFICER: Natalie Brown

DATE OF SITE VISIT: 10/5-

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Rural ar rear of res & sch

see attached site plan.

3. DESCRIPTION OF SITE/BUILDING existing dwellip (chalet).

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached - see plan

5. SITE CONSTRAINTS

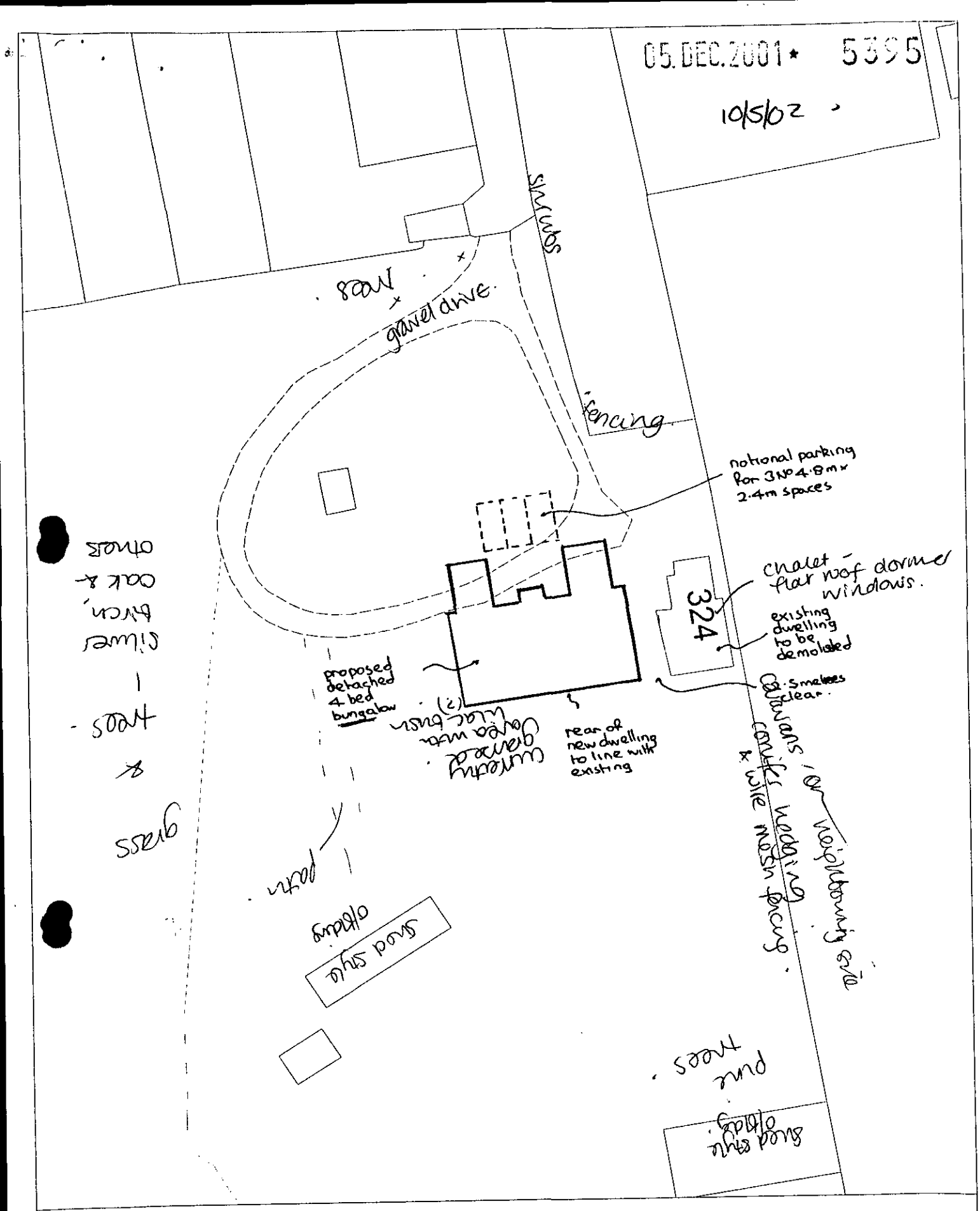
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 28 November 2001

N W E S

Application Number: F/2002/5395 – 324 Nine Mile Ride

Appraisal:

Development

The development is for the replacement of the existing chalet style dwelling with a single storey bungalow. The site is located at the rear of the settlement boundary in an area designated as rural and green gap.

Revised plan received on the 6 June 2002 reduced the ridge height from 6.2m to 5m (no reconsultation required as reduction not enlargement).

Relevant Policies

BSP: C2, C6
WDLP(DD): WOS2, WOS3, WCC1, WCC2
SEALP: STV1, SBE1, SBE2, SC1, SC2, SC18

1. Impact upon neighbouring properties

   The proposed dwelling would be located further from the neighbouring boundaries than the existing dwelling which would improve the relationship between the two properties. The proposed dwelling would also have a lowered ridge height compared to the existing and be hipped roof in design, which would help to ensure that the bulk and massing is away from neighbouring boundaries. Due to its single storey nature, there would be no issue of overlooking.

   A letter of objection was received from No. 326 with regards to the fact the proposed dwelling would be more visible from their property. However as outlined above, it would be set further away from the boundary and would have a lower ridge height compared to the existing dwelling. It is therefore considered that there would be no adverse effect to this property. With regards to the size of the proposed dwelling, see section 2) below.

2. Impact upon the character of the area

   Policies SC1 and WCC2 relate to green gap/separation of settlement and state that development shall not be permitted if it would affect or detract from their open and countryside appearance. This is further enforced by policy C6 of the BSP which says that development would not be permitted if it would threaten important open areas.

   The last paragraph of policy C2 of the BSP says that development in the countryside should be appropriate in scale, form, impact, character and siting to its location within the countryside. Policy WCC1 of the WDLP reflects the sentiments of policy C2. In the Inspector's report to the WDLP public inquiry, he recommends the rewording of the policy, but this does not affect the

consideration of this application (However, the Council has not yet formally considered these Inspectors recommendations).

Policy SC18 relates to replacement of dwellings in rural areas and says that replacement would normally be permitted provided that :

"c) The size of the new development will not significantly exceed that of the existing property both in height and floor area and where appropriate the numbers of separate units."
Whilst the proposed bungalow dwelling would occupy a larger floor area than the existing dwelling by approximately 150%, it would have a lower ridge height compared to the existing dwelling (5m instead of 5.6m). Its low ridge height makes it a genuine single storey bungalow, and together with its hipped roof design helps to minimise its impact within the countryside. This helps to reduce the apparent bulk and mass of the dwelling. It is therefore considered that the proposed development complies with local plan policies.

Due to the increase in floor area over the original dwelling, it is considered appropriate to add a condition to restrict permitted development for extensions and alterations to the dwelling. Then would help to safeguard against overdevelopment of the site and protect the rural character of the area.

3. Impact upon highway safety (parking provision)
The proposal is for a 4-bedroom dwelling, thereby requiring 3 off-road parking spaces in order to comply with council parking standards. Provided that the turning be implemented prior to the occupation of the dwelling and that the parking and turning be retained, the Highway Officer has no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~

GRANT ~~PERMISSION~~ SUBJECT TO ~~LEGAL~~ AGREEMENT requiring demolition ~~removal~~ of existing ~~dwelling~~ within one month of first occupation of new dwelling hereby approved.

Conditions:

~~Std Cond~~	Std Reas	
C001	R001	Full Permission, 5 Years
C012	R012	Materials to be agreed
C017	R017	Boundary Treatment
C070	R070	Hours of Construction
C100	R100	Site Levels
C041	R041	No PD – extensions & alterations to dwelling
C122	R122	Parking & turning before occupation
C137	R137	Turning within Site **Ins: Dwelling**
C150	R150	Landscaping Details
C151	R151	Landscaping planting to be carried out
C153	R153	No trees etc. to be felled or lopped
	Reason:	Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued. The proposed development may have an impact on bats, which are of international importance and protected by law.
	Reason:	Surface water source control measures shall be carried in accordance with details which shall have been submitted to and approved in writing by the LPA before development commences To prevent increased risk of flooding and improve water quality

within one month following the completion + first occupation of the dwelling hereby approved, the existing dwelling as shown on the 1:500 Site plan shall be demolished + all materials resulting from the demolition shall be removed from the site
Reason: To safeguard the character of the premises + surrounding area.

Informatives

1. N02
   Ins: Revised drawings AH/H/268a
   Ins: 6 June 2002
   Ins: showing reduction in ridge height

2. Under the terms of the Water Resources Act 1991, prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
   Contact David Walters on 01276 454365 for further details.

3. N16
   BSP: C2, C6
   WDLP(DD): WOS2, WOS3, WCC1, WCC2
   SEALP: STV1, SBE1, SBE2, SC1, SC2, SC18

~~Subject to legal agreement~~

Pam,

This has been typed as 'draft' but as S.106 no longer req'd can you delete all refs to the legal agreement & add on the last condition,

Thanks,

Natalie

Tel: (0118) 974 6492

Date: 12/6/02

My ref: F/2001/5395

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

CONFIDENTIAL

Councillor Stanton
5 Waverley Way
Finchampstead
RG40 4WD

Dear Councillor

Application Number: F/2001/5395
324, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of a replacement dwelling. Demolition of existing dwelling. (revised plans show reduction in ridge height from 6.2m to 5m)

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.
Ld subject to legal agreement requiring demolition of existing dwelling
If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 21/6/02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2001/5395**
324, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of a replacement dwelling. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor T Charlesworth

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 6492

Date: 12/6/02

My ref: F/2001/5395

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

CONFIDENTIAL

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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Proposed erection of a replacement dwelling. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T Charlesworth

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

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING SERVICES	HPT 3 7193
POL	TLS
DC NAB	ENF
APP	
CS	
06 JUN 2002	ref: 4156
COPIES TO	

Ms. N. Brown
Planning Officer
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

5th June 2002

REVISED PLAN

Dear Ms,. Brown,

re: Application No F/2001/5395 - 324 Nine Mile Ride, Finchampstead

Further to our telephone conversation on 10th May 2002, I have now been able to obtain my Clients instructions regarding your request to reduce the roof height, and a decision has been taken to reduce the roof pitch to 25° therefore achieving the maximum 5 metre ridge height as requested. I am enclosing 6 copies of the revised drawing number AH/H/268A and I would be obliged if you could continue to process the application on the basis of these drawings. As you will know my Client has been appallingly treated on the progress of this application todate and you will be aware of the correspondence that has taken place on this matter. I trust that every effort will now be made to rectify the situation my minimising any further delay.

Yours faithfully,

A. Hester

* 2 x PRE-APPS ATTACHED *

Application Number : ~~NEW~~F/2001/5395	Map No : 107
Case Officer : NAB	Site Area : 1.47
Valid Date : 5/12/01	Received Date: 05/12/2001

Level : Delegated Application

Description : Proposed erection of a replacement dwelling. Demolition of existing dwelling.

Location : 324, Nine Mile Ride, Finchampstead, Wokingham.

Parish : FI Ward : FIN

Applicant : Mr/Mrs A Grey C/O Andesign.

Fee Required: £190 Fee Received: £190 (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees ✓

Environmental Health new Septic Tank

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

NEIGHBOURS

S/N + see map

+ Pls include D.J. Church, Cotswold House, 326 Nine mile Ride, Wokingham, Berks.

on Nine mile Ride at entrance to site

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency new Septic Tank ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England

OTHERS

(Rural Area Green Gap & Wedges Countryside)

- Dinton Pastures (re demolition)

2 x pre-apps attached.

Our Ref : SP/2001/005023-1/1
Your Ref : F/2001/5395

Date : 15 January 2002

ENVIRONMENT AGENCY

PLANNING SERVICES	HPE 51944
POL	TLS
DC NAB	ENF
APP	
GS	
18 JAN 2002	
COPIES TO:	ACK
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District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Brown

DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF DETACHED BUNGALOW AT 324 NINE MILE RIDE, FINCHAMPSTEAD, BERKSHIRE

Thank you for your letter dated 12th December 2001, received on 14th december 2001. Please quote the following reference in any correspondence: **SU86SW/21/15**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Surface Water Discharge

In order to manage the disposal of surface water in a more sustainable manner, taking into

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ. Tel no:01276 454300, Fax no:01276 454301

account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria are:
· The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods a natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Discharge

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Pollution Control

Clean Roof and Surface Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Pollution Prevention
Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface

water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden. the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling

Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Andesign

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 7 January 2002

Location:	324 Nine Mile Ride, Finchampstead
Proposal:	Proposed erection of replacement dwelling. Demolition of existing dwelling.
Application Number:	F/2001/5395

In response to your consultation dated 12 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the principle of a replacement dwelling being constructed on site. A number of the trees within the northern part of the site are protected by a TPO, however those trees in the area where the proposed dwelling is to be erected are not protected, although as many should be retained as possible.

A judgement cannot be made as to how the proposals will affect the existing trees as there is no site plan showing the accurate position of the trees in relation to the either the existing dwelling or proposed. The applicant will need to submit a plan accurately showing the location, size and species of all trees in this area including the proposed parking area.

Catherine Brimble
Landscape Architect

FROM: Natalie Brown

DATE: 12 December 2001

PLANNING SERVICES	HRT
POL	TLS
DC	ENF
APP	
CS	

03 JAN 2002

COPIES TO:	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5395

Proposal: Proposed erection of a replacement dwelling. Demolition of existing dwelling..

Site Address: 324, Nine Mile Ride, Finchampstead, Wokingham.

14 DEC 2001

Applicant: Mr/Mrs A Grey C/O Andesign.

Your observations are required in respect of this application **by 05/01/2002** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clay DATE: 28-12-01

Clerk To Finchampstead Parish/Town Council.

NAG ORR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
0 3 JAN 2002	
COPIES TO:	ACK: /
	FILE:

Carol Hurst

From: Ian Jordan
Sent: 03 January 2002 22:13
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Thursday, January 03, 2002 10:21:10 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Comment
ApplicationNumber: F/2001/5395
Correspondent_FullName: Mr D Church
Correspondent_StreetAddress: Cotswold House
Correspondent_Address2: 326 Nine Mile Ride
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG40 3NJ
Correspondent_Telephone: 0118 9732385
Correspondent_Email: cotswold@quista.net

Comments:

Given the larger size and siting of the proposed property in relation to the existing, it will be more visible from our property. In view of the size of the plot, I repeat my comment made on an earlier application by a previous owner (which was rejected)
that it would be preferable to see the new property sited further to the south.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 12 December 2001

Application Number: F/2001/5395

Proposal: Proposed erection of a replacement dwelling. Demolition of existing dwelling.

Parish: FINCHAMPSTEAD PARISH

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

Applicant:
Mr/Mrs A Grey 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).

C122, R122.
C137 (INSERT: dwelling), R137.

Signed: _____ **Print name:** AC 19/12/01

Natalie Brown

From: Andy Glencross
Sent: 24 December 2001 11:29
To: Natalie Brown
Subject: Planning Application F/2001/5395 324 Nine Mile Ride Finchampstead

Hi Natalie

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Natalie Brown

From: John Mullaney
Sent: 18 December 2001 12:08
To: Natalie Brown
Subject: 324 Nine Mile Ride F/2001/5395

I have no objections to this proposed development but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

05.DEC.2001* 5395

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Ms.Emy Circuit
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:4156

4th December 2001

Dear Ms. Circuit,

re: **Replacement Dwelling - Lakeside, 324 Nine Mile Ride, Finchampstead**

Further to your letter dated July 2000, I have now prepared a final design for the proposed Bungalow at the above property, and I have restricted the gross external area to a maximum of 220 sq.metres in accordance with your suggestion in the letter of July 2000. Should you have any queries on the application please do not hesitate to contact my office as my Clients are most anxious to see a successful outcome to this application as soon as possible.

Yours faithfully,

A. Hester

1769a

05.DEC.2001* 5385

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

1.	APPLICANT'S NAME	MR & MRS A. GREY
	ADDRESS	LAKESIDE, 324 NINE MILE RIDE FINCHAMPSTEAD, BERKS
	POST CODE	RG40 3NN PHONE 9736766
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY WOKINGHAM, BERKS
	POST CODE	RG41 2TN PHONE 9784165
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	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF FOUR BED DETACHED BUNGALOW
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A 4·8 ACRES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/H/268 & O.S,. SHEETS

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

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

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	X	
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 Conditions to be relaxed

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

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

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? XXX/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? XXX/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.

SUBJECT TO SAMPLES

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.

EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system XXX/NO

If no, please give details: NEW SEPTIC TANK

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

NO CHANGE

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

ALL ON GROUND FLOOR

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/XXX — 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/XXX — If YES, please ask for and complete Part 3 of the form

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

£190

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 (ANDESIGN) ON BEHALF OF MR & MRS A. GREY DATE 4/12/2001

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

1789/a

SECTION 66 CERTIFICATE

Application No. 05.DEC.2001* 5395

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

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.

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot 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

(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).

- 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

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . (AN DESIGN)

On behalf of . . . . MR & MRS . A . GREY . . . . . .

Date . . . . 4/12/2001 . . . . . .

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

(1)

ADDRESS 324 NINE MILE RIDE PARISH ~~WOK/WITHOUT~~ FINCHAMPSTEAD 1-4-86 E

PLOT No. Old Property ORD. SHEET No. 107 SU.8064/8164

BUILDER 04547

Plan No.	Applicant	Description of Development	Date of Decision	Decision
302/48	Mr. R. Reed	Nissen Hut Store & Workshop	6.8.48	App. TP 31.12.53
573/51	"	New Drainage System	13.11.51	App. N/A
0/158/59	Mr. F.W. Nicholson	outline - 33 houses on land adjoining 324 & part of	4.9.59	N/A Refuse
0/22/64	Mr. R. Dent	outline - 1 dwelling on part of garden of 324	4.3.64	N/A Refuse
0/71/65	"	" " "	31.3.65	N/A Refuse
07226	" "	" "	24.11.77	N/A Refuse
08865	" "	Outline Bung on part	3.8.78	N/A N/ISSUED C/A
14815	MR & MRS V. GREEN	RETENTION OF 2 KENNELS	12.2.81	N/A 29.2.84 TP
20648	"	"	9.2.84	N/A 28.2.84 TP
[redacted]22355	MR A. "	BLOCK OF KENNELS FOR GREYHOUNDS	26.3.84	APP N/A
21233	"	"	4.5.84	N/A CA
32785	MR. J. QUINN	2/ST. HT.	17.4.89	CA

~~DATE OF~~ COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 839/97

DRAINAGE

1933 (2)

ADDRESS 324 NINE MILE RIDE PARISH FINCHAMPSTEAD

PLOT No ORD. SHEET No. 107

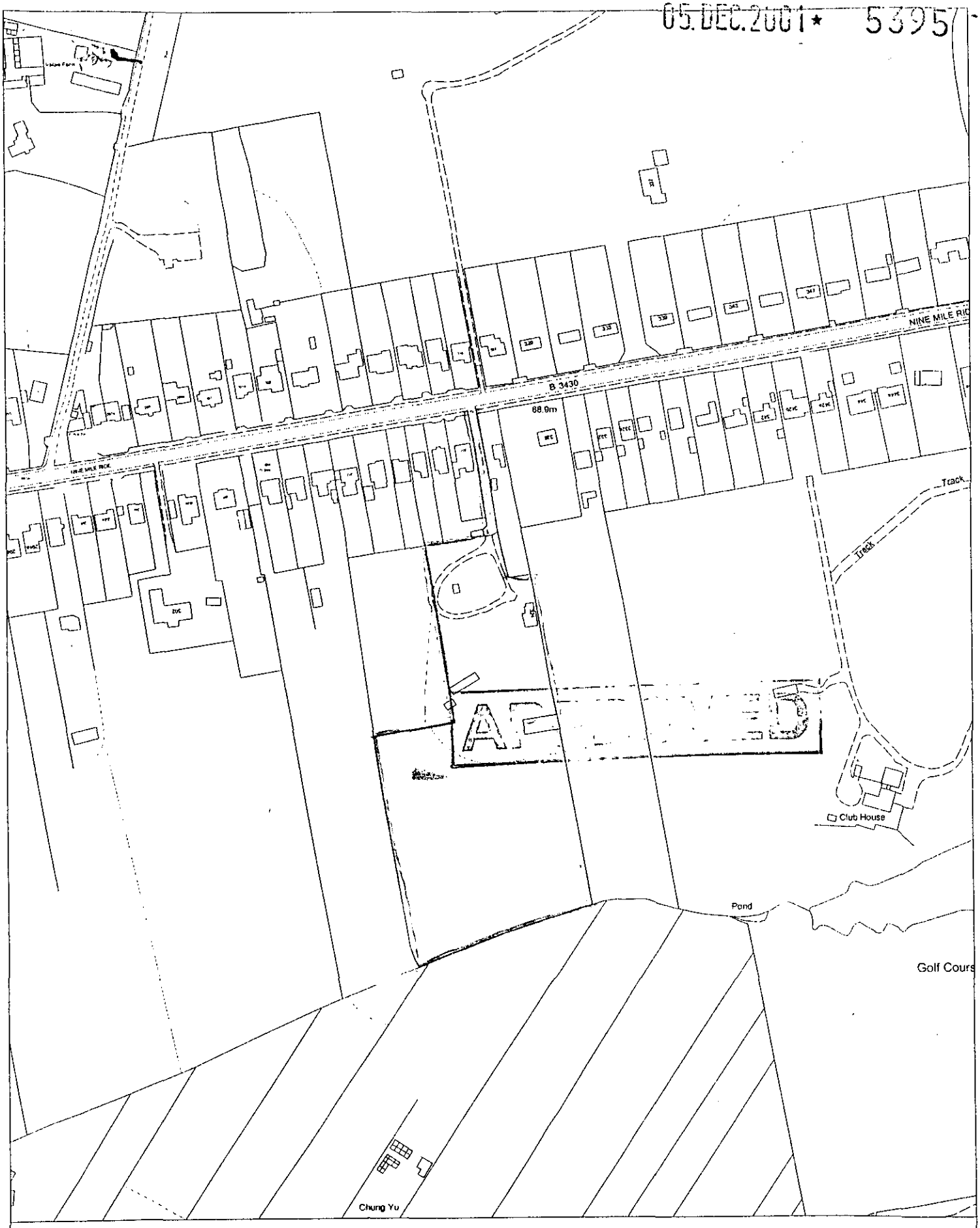
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/1999/0147	Mr. R. Weaver	Replacement dwelling (demolition of existing)	31.1.00	REF

MINISTRY DECISION

SPECIAL ORDERS

05.DEC.2001* 5395



Site Plan, Scale: 1 to 2500

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Date: 28 November 2001

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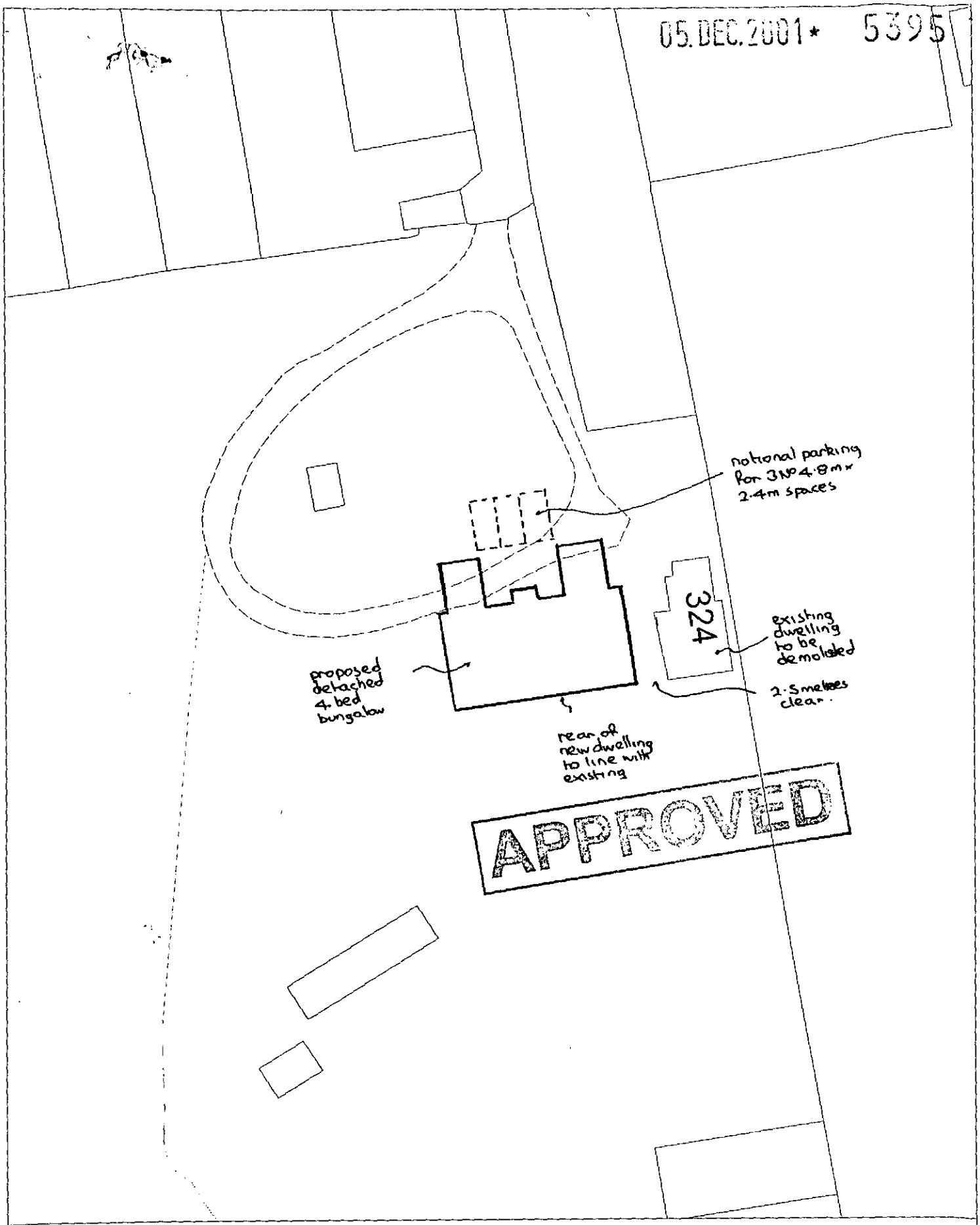
05.DEC.2001* 5395



Site Plan, Scale: 1 to 500

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Date: 28 November 2001

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