APPLICATION NO:
**TP/2002/5607**

LOCATION:
**11 Gipsy Lane, Earley Reading.**

APPLICANT:
**The Sarum Hill Trust C/O**

PROPOSAL:
**Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective).**

EARLIEST DATE FOR DECISION: **24/02/2002**

**APPLICATION WILL HAVE EXPIRED ON:**
**27/03/2002**

CASE OFFICER: **Heidi Lynch**

REFUSED 02

719

RAILEX
Marbleboard

EASIFILE EP7

# Appeal Decision

Site visit made on 12 November 2002

**by Wendy Hoare LLB Solicitor**

**an Inspector appointed by the First Secretary of State**

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
19 NOV 2002

**Appeal Ref: APP/X0360/A/02/1095971**
**11 Gipsy Lane, Earley, Reading, Berks RG6 7HF**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by The Sarun Hill Trust against the decision of the Wokingham District Council.
- The application (Ref.TP/2002/5607), dated 18 December 2001, was refused by notice dated 22 March 2002.
- The development proposed is the temporary change of use of dwelling to meeting rooms for worship.

**Summary of Decision: The appeal is dismissed.**

## Main Issues

1. The main issues are first, the effect that the use would have on the living conditions of neighbours with particular regard to noise and disturbance, and secondly, the implications that the use would have for the existing stock of housing in the district.

## The Development Plan and other Policies

2. The development plan for the area comprises the Berkshire Structure Plan and the Loddon Area Local Plan which were adopted in 1995. I have also taken the emerging Wokingham District Local Plan into account as a material consideration in this case. Given the stage that it has reached in the statutory procedures leading to adoption I have given considerable weight to it in determining this appeal.

3. Structure Plan Policy EN2 states that development should not give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions affecting areas beyond the site boundary, or to unacceptable levels of air or water pollution. Policy LD3 indicates that proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses. Policy H6 provides that proposals for redevelopment or change of use resulting in the loss of residential accommodation will normally receive favourable consideration only if they replace at least the number of dwelling units lost.

4. The Loddon Area Local Plan Policy LH3 states that where there are existing residential uses there will be the presumption in favour of retaining and encouraging these residential developments to remain.

5. The emerging Local Plan Policy WOS3 sets out principles for assessing development proposals including that they should be appropriate in scale of activity and character to the area in which they are located and be integrated into their local context without detriment to the amenities of adjoining land uses and occupiers. Policy WH3 provides that the Council will normally resist proposals involving the loss to other uses of existing residential

accommodation. However, consideration will be given to making an exception to this policy where the detailed criteria specified are met.

**Reasons**

6. The site is located within a residential area and is positioned opposite the junction of Meadow Road with Gipsy Lane. The bungalow is set back from the road by about 28 m providing space for a large front garden and a driveway to the garage. When I visited the site I saw that it is surrounded by residential properties. There is a dental practise at 5A Gipsy Lane, two properties further to the east. An electricity sub-station is sited along the front western side boundary.

7. On the first issue, the Appellants are members of a Christian fellowship known as Plymouth Brethren. A large hall in Redlands Road, Reading serves as their main central meeting hall. In 1994, the local churches in Basingstoke and Newbury closed and about 60 members relocated to Reading with many settling in the Earley district. Since then they have looked at over 20 potential sites for a new church hall in the area but without success. They have been meeting in houses for 2 short services per week. The appeal property was used as a meeting place for about 1 year before the planning application was made. It would be used on a twice weekly basis for about 35 people who live within a small radius of the site. The meetings last less than 1 hour each and are held in the existing lounge and dining area located at the front of the bungalow. The building would not be used for fund raising activities or entertainment. There would be no "young peoples meetings" and no instrumental music, radio, TV video or any other such PA equipment would be used.

8. The Appellants state that during the initial 12 month period of use only one neighbour made any approach to the Brethren regarding noise. The Council claim that several noise complaints have been made to local councillors regarding the site. Although the meetings are infrequent and quiet in nature I consider that the number of people in attendance is large in the context of this residential area. The meetings are held early on Sunday mornings and on Monday evenings. In my judgement, given the proximity of neighbouring dwellings, the coming and going of people and the parking and manoeuvring of associated vehicles within the front garden area at these times would inevitably result in a material increase in noise and disturbance being experienced by local residents. In my view, the level of noise and disturbance generated would have an unacceptable adverse impact on the living conditions of neighbours. I do not believe that this fundamental objection to the use could be satisfactorily overcome by the imposition of planning conditions relating to landscaping or parking arrangements. Whilst I recognise that only a temporary permission is sought Circular 11/95:The Use of Conditions in Planning Permissions paragraph 109 states that the reason for granting a temporary permission can never be that a time-limit is necessary because of the effect of the development on the amenities of the area. Given the serious harm to residential amenity which I have identified I conclude that the use would not be in accordance with Structure Plan Policies EN2 and LD3 and emerging Local Plan Policies WOS3 and WH3.

9. On the second issue, the bungalow is not residentially occupied at present. In my opinion, the development plan policies which aim to resist net losses of existing housing within the district are worthy of strong support. The Appellants indicate that the dwelling would not be used for residential purposes during the period that the meetings were taking place. The proposal would therefore involve the loss to another use of existing residential

accommodation, albeit for the temporary period sought, without a replacement for the dwelling lost. Circular 11/95 paragraph 109 advises that the material considerations to which regard must be had in granting any permission are not limited or made different by a decision to make the permission a temporary one. I conclude that the use would result in the loss of existing residential accommodation contrary to Structure Plan Policy H6, adopted Local Plan Policy LH3 and emerging Local Plan Policy WH3.

10. The Appellants draw support from several other sites in the Reading/Wokingham area that are residential houses/bungalows which have been utilised for community use. The Council confirm that both the dentists surgery at 5A Gipsy Lane and the optometrists surgery at 46 Gipsy Lane were originally in residential use. However, I have considered this appeal on its own merits. I believe that the harm to residential amenity and the loss of existing residential accommodation that would result strongly outweighs the benefit arising from the community service element of the use in this case. I do not regard these other non-residential uses in the area to be a strong argument in support of this appeal.

**Formal Conclusions**

11. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

**Formal Decision**

12. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for the temporary change of use of dwelling to meeting rooms for worship.

**Information**

13. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

INSPECTOR

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Refusal of Permission

**The Sarum Hill Trust**
**C/O 50 Cressingham Road**
**Reading**
**Berks**
**RG2 7JR**

**Application Number: TP/2002/5607**

**Parish:** **EARLEY**

**Location:** **11, Gipsy Lane, Earley, Reading.**

**Proposal:** **Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective).**

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

**Reason**
1. The proposed meeting rooms are considered, by virtue of the number of people using the facility and the associated vehicle noise, to have a detrimental affect on the residential amenities of the occupiers of the neighbouring properties and the residential character of the locality. The application therefore fails to comply with policies WOS3 and WH3 of the Wokingham District Local Plan (Deposit Draft) and policies LD3 and EN3 of the Berkshire Structure Plan.

**Reason**
2. The proposed temporary change of use results in the loss of a residential dwelling for that period. The application therefore fails to comply with policy WH3 of the Wokingham District Local Plan (Deposit Draft), policy H6 of the Berkshire Structure Plan and with policy LH3 of the Loddon Area Local Plan.

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

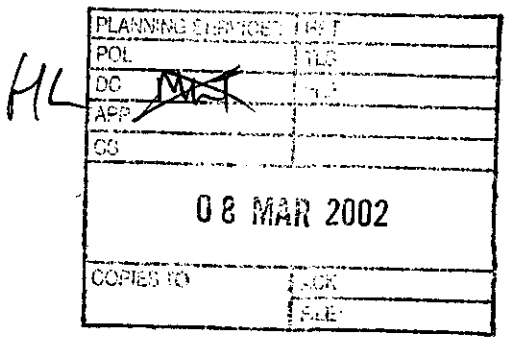
Berkshire Structure Plan Policies LD3, EN2 and H6.
Loddon Area Local Plan Policy LH3.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WH3.

Anna Cronin
Head of Planning & Transportation
Date: 22/03/2002

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.**

TP/2002/5607




9, Easby Way
Lower Earley
Reading
RG6 3XA

7/3/02

Dear Michael Thorp,

**Re: 11, Gypsy Lane, Earley.**

I would like to express my support for this application. The applicants want to ensure proper planning agreement to a situation that has been occurring for about 15 months. In this time there have been no complaints as to these meetings occurring in this house. The numbers who attend are not very large and the services are not noisy events. (There are not going to be any 'young peoples meetings"!) The use of the house for this purpose is for a set time each week with minimal disturbance to neighbors. This application is for 6 months in the hope that the Church can find suitable permanent accommodation.

I repeat again that I would like to support this application.

Yours sincerely

David Hare

Councillor David Hare

Copy.

☎ 0118 974 6379 (Direct Line)

Thursday, 14 February 2002

**WOKINGHAM UNITARY**
**Aiming for Excellence**

The Sarum Hill Trust
C/O 50 Cressingham Road
Reading
RG2 7JR


| Access Officer |
|---|
| Environmental Services Department |
| Building Control |
| P.O. Box 155 |
| Shute End, Wokingham |
| Berkshire RG40 1WR |
| Tel: (0118) 974 6379 |
| Fax: (0118) 974 6385 |
| Minicom No: (0118) 977 8909 |
| DX: 33506 – Wokingham |
| Email: henry.knight@wokingham.gov.uk |


Dear Sir/Madam,

**Planning Application No: TP/2002/5607**

**Address: 11 Gipsy Lane, Earley, Reading**

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

**List A** *(These are mandatory requirements under the Building Regulations where applicable)*

There are no requirements under the Building Regulations Part M when change of use occurs.

**List B** *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To consider the level of accessibility from the property boundary to the principal entrance (e.g. type of surface, gradients, hazards etc.)
2. To provide suitable temporary ramp to facilitate independent access into the building.
3. To provide suitable, accessible WC facilities where there is existing general provision made.
4. To consider the emergency egress needs of all disabled people in the event of a fire or similar hazard.
5. To consider a thorough review of policies, practices and procedures in line with the Disability Discrimination Act (1995) Section III requirements.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: Heidi Lynch - WDC Planning Dept.

WOKINGHAM UNITARY
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| Applicationo | Name & Address |
|---|---|
| F/2002/5607 | Mr & Mrs Phillips<br>14 Gipsy Lane<br>EARLEY<br>RG6 7HB |
| F/2002/5607 | Martin Ball<br>15 Gipsy Lane<br>EARLEY<br>RG6 7HF |
| F/2002/5607 | Rev. P N S Phillips<br>Mrs F M Phillips<br>14 Gipsy Lane<br>EARLEY<br>RG6 7HB |
| Application Refused | Letters sent 26.03.02 |

**Applicant: The Sarum Hill Trust**
**Location: 11 Gipsy Lane, Earley**
**Proposal: Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective)**

**SUMMARY:**

1. **Planning History** – The site is located opposite the junction of Meadow Road with Gipsy Lane and is within an identified settlement. There is no relevant planning history on the site with the exception of planning approval for the existing bungalow and garage.

2. **Proposals** – would consist of a change of use from the existing residential bungalow on site, to a meeting place for worship. This bungalow has been used as a meeting place for the past ten months and so this application is retrospective.

**BACKGROUND**

3. **Consultations** –
   - ***Earley Town Council*** – No 'strong objections' (see comments attached)
   - ***Environmental Health*** – No objections
   - ***Highways*** – Recommend approval with conditions
   - ***Letters*** – there have been 2 letters received which do not object outright to this proposal. Concerns raised are summarised as follows:
     - Approval may open doors for more extensive use when temporary use ceases;
     - House should primarily be used as a residential dwelling with people being invited to it for meetings; and
     - By allowing parking for up to 9 cars there will be more noise early on Sunday morning.

**4. Assessment**

**A. Impact on neighbouring properties**

This proposal is for the change of use from an existing bungalow to a meeting place for worship. The bungalow has been used as a place of worship for the past 10 months. Meetings occur on a twice-weekly basis (early Sunday morning and Monday evenings) for approximately 35 persons. The meetings last less than one hour each. The bungalow is presently unoccupied and the meeting room is in the existing lounge and dining area (located at the front of the dwelling).

The property is surrounded by residential properties and as such, the noise caused by manoeuvring and parking of vehicles will have an impact on these properties. The number of people using the site for the meetings is considered to be large, and as such the number of associated vehicles will cause disturbance to neighbouring properties. Indeed, several noise related complaints have been made to local Councillors regarding the site.

Therefore despite the infrequent meetings and the quiet nature of prayer meetings, it is considered that the noise generated by the proposal will adversely impact on the surrounding property owners.

**B. The impact on the character of the surrounding area**

The bungalow itself will not be changing in any way and so will not affect the street scene as such. The plot has an existing gravel drive with turning area and there is enough room on either side of the driveway for 9 car park spaces. There is a high, thick evergreen hedge along the frontage of the property that helps screen it from the road. As such, the proposals will have minimal visual impact on the residential area and visual amenity of the area.

At the present time the bungalow is not in use. The change of use, albeit temporary, to a meeting place results in the loss of housing stock. Temporary permission may also give rise to a more permanent fixture application at a later date, which would be difficult to refuse. This would result in the permanent loss of a residential house.

**C. Highway issues**

The Highways Section would like to see the 'suggested' parking layout implemented and would have no objections to the proposal if this is carried out.

**E. Town Council Concerns**

Some Councillors had some concerns pertaining to parking problems associated with this proposal and limited disturbance to nearby neighbours. However, the need for the applicants to establish themselves and to have a period of time to find a more suitable meeting place to worship, was also recognised. There were no strong objections to the proposal however the Town Council would not wish the temporary permission to be extended longer than the six months proposed.

**5. Recommendation**

and the residential character of the locality

- REFUSE planning permission for the following reasons.

1. The proposed meeting rooms are considered, by virtue of the number of people using the facility and the associated vehicle noise, to have a detrimental affect on the residential amenities of the occupiers of the neighbouring properties. The application therefore fails to comply with policies WOS3 and WH3 of the Wokingham District Local Plan (Deposit Draft), and policies LD3 and EN3 of the Berkshire Structure Plan.

2. The proposed temporary change of use results in the loss of a residential dwelling for that period. The application therefore fails to comply with policy WH3 of the Wokingham District Local Plan (Deposit Draft), policy H6 of the Berkshire Structure Plan, and policy LH3 of the Loddon Area Local Plan.

**Informatives**

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

   Policies LD3, EN2 and H6 of the Berkshire Structure Plan
   WOS3, WH3, of the Wokingham District Local Plan
   LH3 of the Loddon Area Local Plan

**WORK SHEET FOR :** Heidi Lynch

**Application Number :** TP/2002/5607

**Applicant :** The Sarum Hill Trust C/O.

**Location :** 11, Gipsy Lane, Earley, Reading.
**Proposal :** Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective).

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 01/03/02

**Date Registered : 30/01/2002**

**Earliest Date for Decision : 24/02/2002**

**Latest Consultation Date/Site Notice Expiry Date : 24/02/2002**

**This application will have expired on: 27/03/2002. 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 :**

**Planning Issues :**

Identified Settlement

Loddon Area Local Plan

# RECORD OF SITE VISIT

**SITE ADDRESS:** 11 Gipsy Lane Earley Reading.

**APPLICATION NUMBER:** TP/2002/5607

**OFFICER:** Heidi Lynch

**DATE OF SITE VISIT:** 01/03/02

**1 SITE/STATUTORY NOTICE DISPLAYED ?** Yes

**2. DESCRIPTION OF SURROUNDINGS**
Houses set back from road

**3. DESCRIPTION OF SITE/BUILDING**
Small bungalow, garage along side.
Front lawn & garden area

**4. RELATIONSHIP TO ADJOINING PROPERTIES**
substation between n° 15 & 11.

**5. SITE CONSTRAINTS**

**TREES** Thick 3-4m high hedge along front boundary & side boundary. Substation is fenced off in front yard.

**ACCESS/PARKING** driveway & turnaround spot. Plenty of room for parking on drive & in garden.

**LEVELS**

**BOUNDARY TREATMENT** only 0.5m wire fence along side boundary at front.

**OTHERS**
Would have to remove shrubs for some of the parking spaces

n°9 is further fwd than n° 11, & is single storey. Has one small, wide opaque glass window in side wall facing n° 11.

Veterinary clinic (Dental practice) further down road on same side (SA)

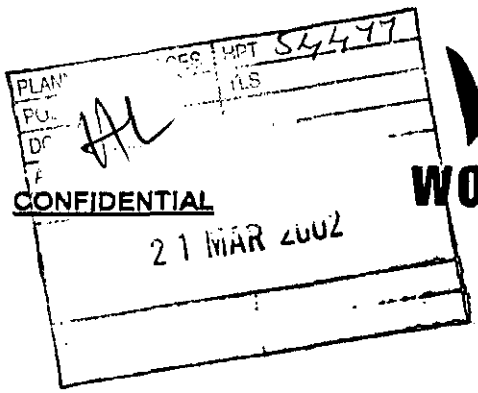
Copy to

Enforcement

Tel: (0118) 974 6482

Date: 12 March 2002

My ref: TP/2002/5607




Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

**WOKINGHAM UNITARY**
**Aiming for Excellence**

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: TP/2002/5607**
**11, Gipsy Lane, Earley, Reading.**
**Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective).**

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6482**. 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 22 March 2002

Yours faithfully

Principal Development Control Officer

---

**LISTING FORM**
Case officer: **Heidi Lynch** Application Number: **TP/2002/5607**
**11, Gipsy Lane, Earley, Reading.**
**Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective).**

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: Diana Carpenter Date: 18-3-02

Councillor Carpenter

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 6482

Date: 12 March 2002

My ref: TP/2002/5607

WOKINGHAM UNITARY
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Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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DX: 33506 – Wokingham


**CONFIDENTIAL**

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

**Application Number: TP/2002/5607**
**11, Gipsy Lane, Earley, Reading.**
**Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective).**

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If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6482**. 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 22 March 2002

Yours faithfully

Principal Development Control Officer

---

**LISTING FORM**
Case officer: **Heidi Lynch** Application Number: **TP/2002/5607**
**11, Gipsy Lane, Earley, Reading.**
**Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective).**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Carpenter

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 6482

Date: 12 March 2002

My ref: TP/2002/5607

WOKINGHAM UNITARY
**Aiming for Excellence**

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 Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

**Application Number: TP/2002/5607**
**11, Gipsy Lane, Earley, Reading.**
**Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective)..**

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6482

Date: 12 March 2002

My ref: TP/2002/5607

WOKINGHAM UNITARY
**Aiming for Excellence**

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 Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

**Application Number: TP/2002/5607**
**11, Gipsy Lane, Earley, Reading.**
**Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective)..**

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

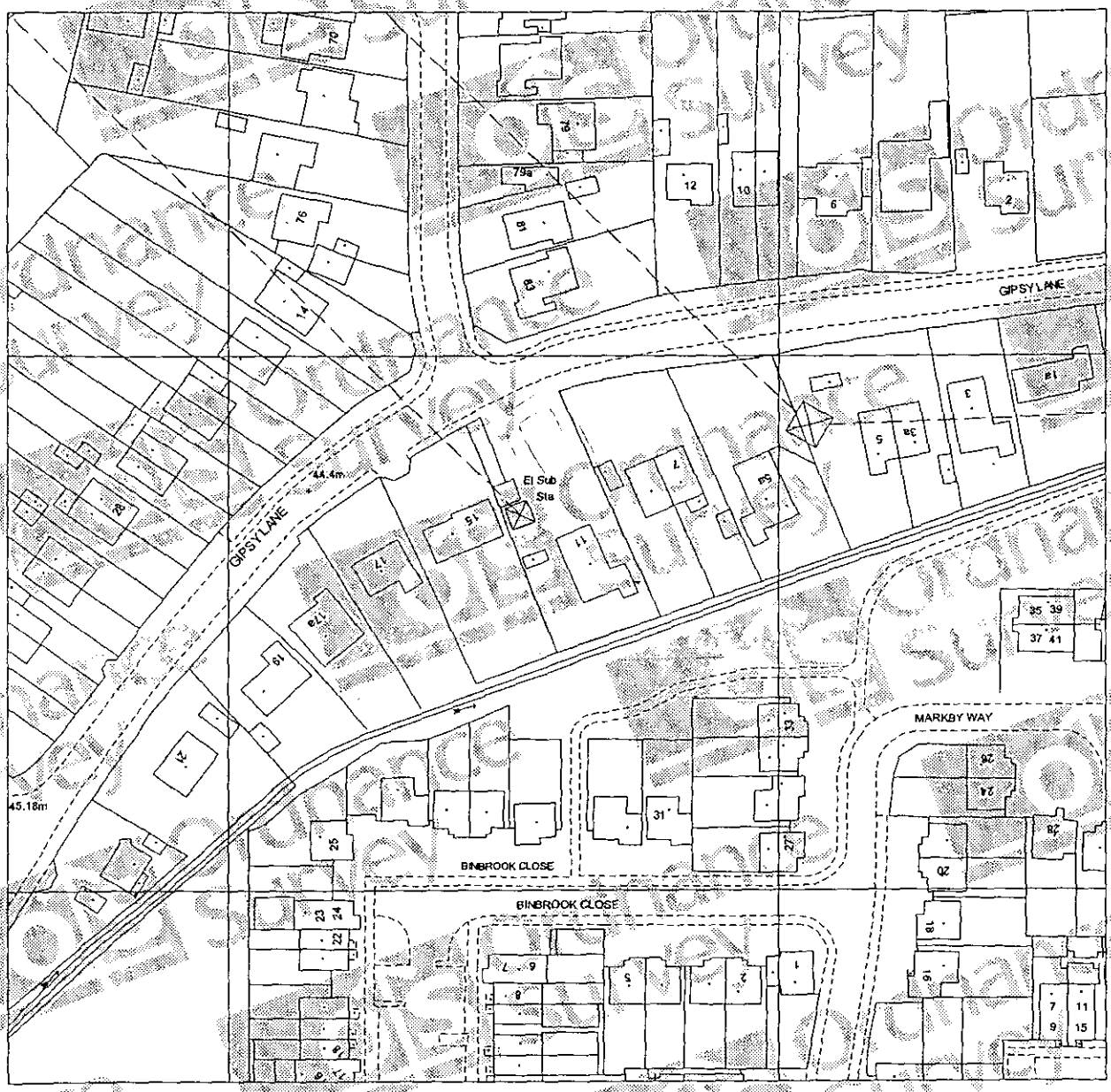
Yours faithfully

Principal Development Control Officer

Ordnance Survey®

# Siteplan™

1:1250 Scale




20 0 20 40 60 80

Metres

1 - 21 GIPSY LANE, EARLEY, READING
RG6 7HF

REFUSED

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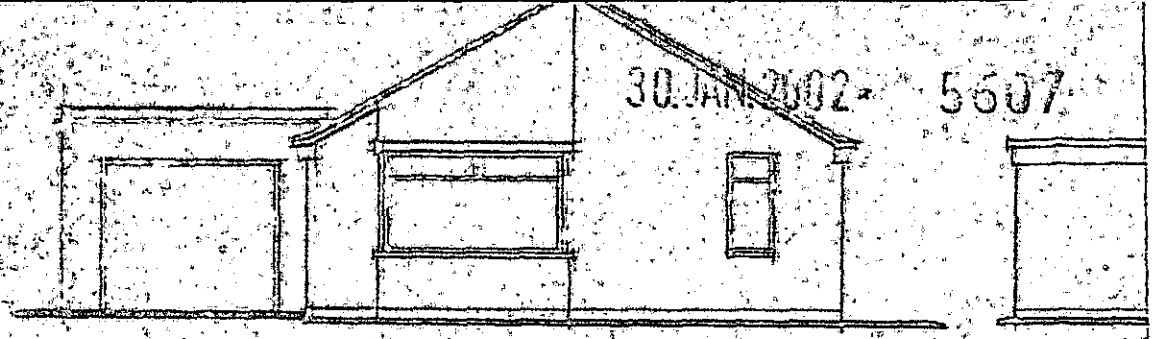
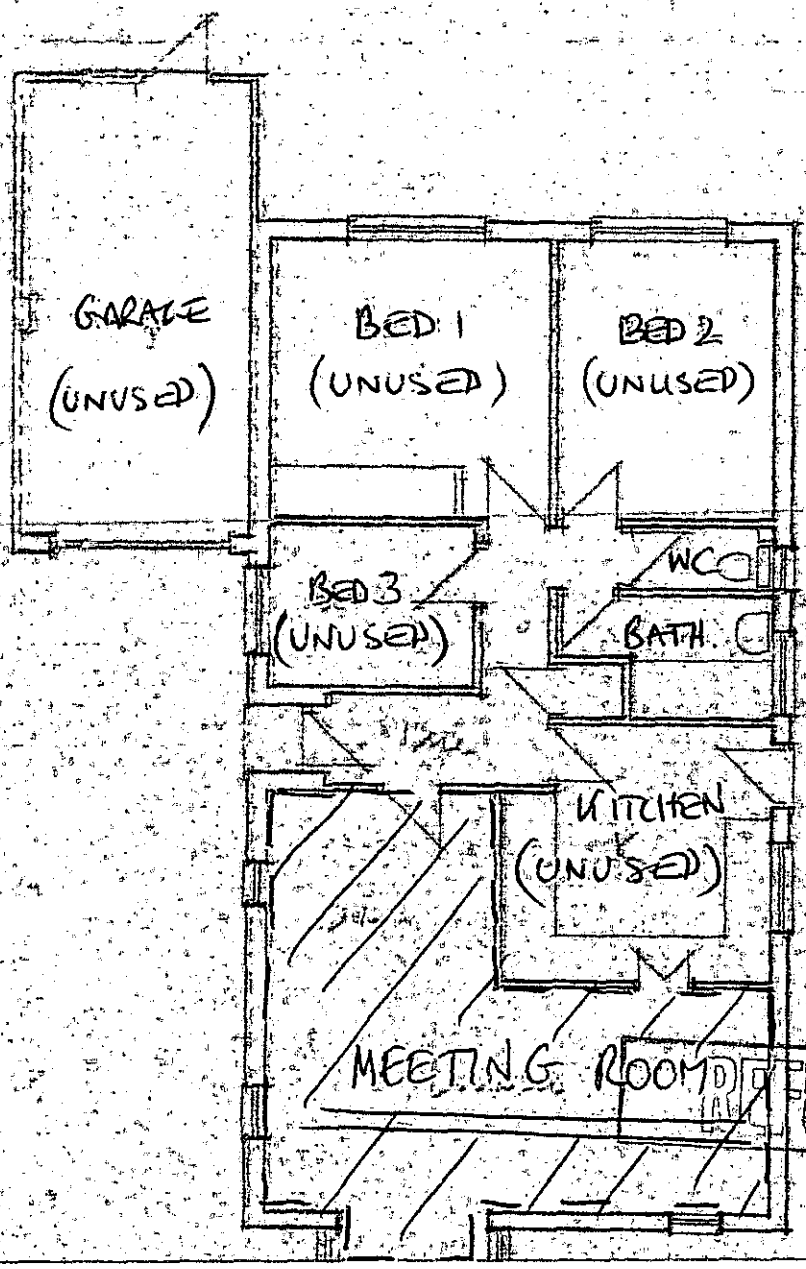
30 JAN 2002 5607



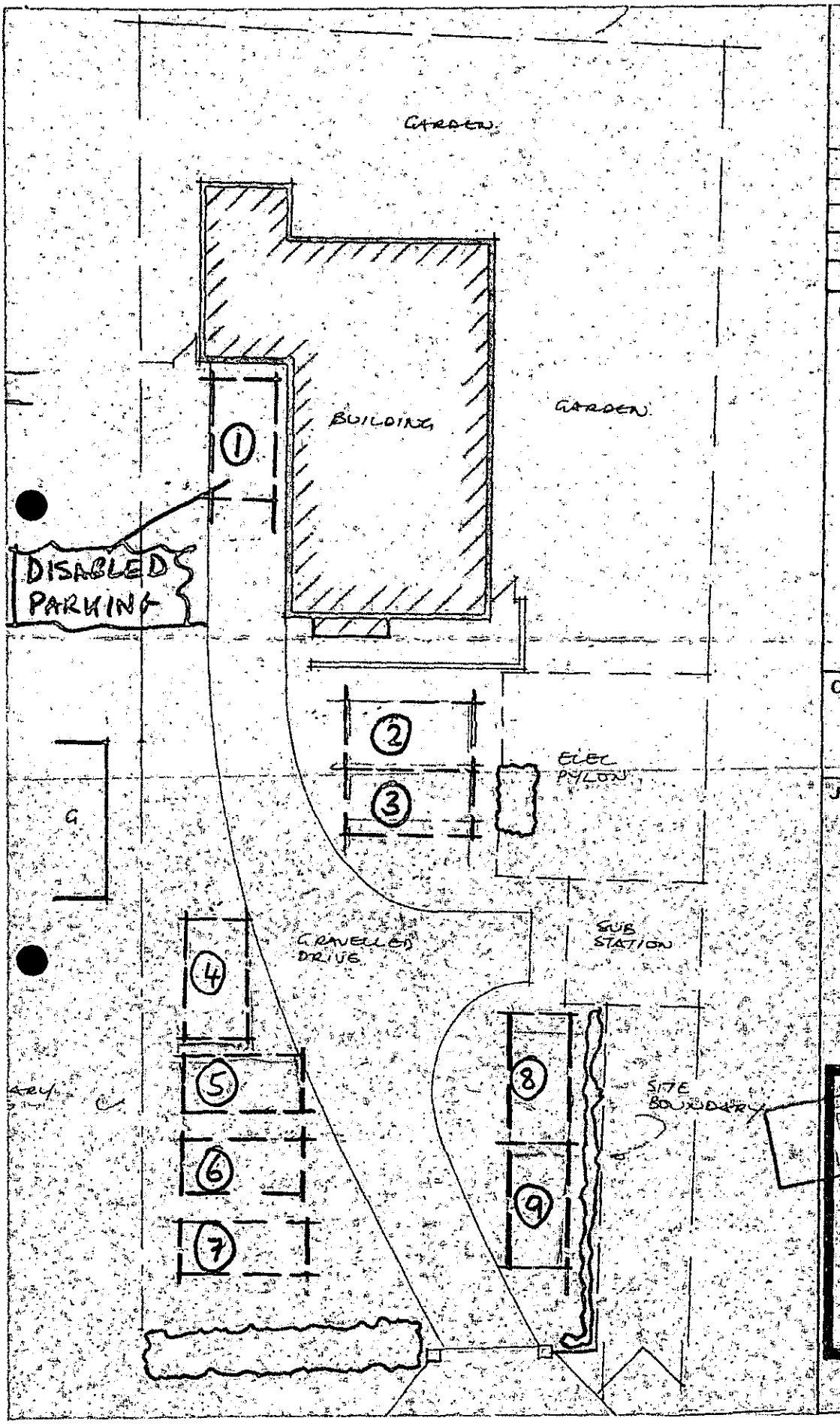
FRONT ELEVATION

SIDE EL

# PROPOSED USE OF ROOMS



SUGGESTED PARKING SPACES - 5607

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|---|---|---|
| | | |
| | | |
| | | |
| A | | |
| | Date | |

© copyright

Client

The Sarum Hill Tr

Job Title

Gypsy Lane
Earley
Reading

Drawing Title

REFUSED

Property as existi







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Heidi Lynch
Development Control Officer
Wokingham District Council

7th February, 2002

Dear Heidi

**Reference Application Number – TP/2002/5607**

I have received your letter regarding the above application and I have a number of concerns about this application.

I have had recent complaints from residents about the noise from cars, I am also concerned that this is a dwelling, no one is living in the house and it is a loss to the housing stock in the district. In the long term the use of these premises for alternative use to residential can have a deleterious affect upon the local area, I would therefore wish this to be listed and a report prepared for Development Control Committee so that all aspects can be fully explored.

Yours Sincerely,

**David Swindells**
**Chairman of the Council**

07714226754

Contact him

~~0118 926 2019~~

0118 9665026

Tel: (0118) 974 6482

Date:

My ref: TP/2002/5607

**CONFIDENTIAL**

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

**WOKINGHAM UNITARY**
**Aiming for Excellence**

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: TP/2002/5607**
**11, Gipsy Lane, Earley, Reading.**
**Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective)..**

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Committee

Tel: (0118) 974 6482

Date:

My ref: TP/2002/5607

**CONFIDENTIAL**

**WOKINGHAM UNITARY**
**Aiming for Excellence**

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

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

**Application Number: TP/2002/5607**
**11, Gipsy Lane, Earley, Reading.**
**Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective).**

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6482**. 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 _____

Committee

Yours faithfully

Principal Development Control Officer

---

**LISTING FORM**
Case officer: **Heidi Lynch** Application Number: **TP/2002/5607**
**11, Gipsy Lane, Earley, Reading.**
**Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective).**

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor Carpenter

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 6482

Date:

My ref: TP/2002/5607

**CONFIDENTIAL**


**WOKINGHAM UNITARY**
**Aiming for Excellence**

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


Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

**Application Number: TP/2002/5607**
**11, Gipsy Lane, Earley, Reading.**
**Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective)..**

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Committee

# Education and Cultural Services Memorandum

WOKINGHAM UNITARY
Aiming for Excellence

| | | | |
|---|---|---|---|
| **To:** | Heidi Lynch | **From:** | Tim Green |
| Cc: | Iain Root | | |
| **Re:** | **TP/2002/5607** | **Date:** | 14/3/02 |
| | **11 Gypsy Lane, Earley** | | |

Heidi

Please find below comments for planning application TP/2002/5607 as requested in your memo dated 31st January.

From the information provided, this application is for a temporary change of use of dwelling to meeting rooms for worship. Therefore it is to be used for religious purposes. As there is no loss of public open space, no increase in staffing levels, and the application is for a temporary change of use, Leisure Services would not require a contribution in respect of this proposal.

Tim

| | |
|---|---|
| PLANNING SERVICES | UPT |
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| DC | ENF |
| ADP | |
| | |
| 15 MAR 2002 | |
| COPIES TO | ACK: |
| | FILE: |

Ms Heidi Lynch
Planning Services
P.O. Box 157
Shute End,
WOKINGHAM
RG40 1WR.

Revd P.H.S. Phillips, MA
14 Gipsy Lane, Earley, Reading
RG6 7HB

Application TP/2002/5607

| | |
|---|---|
| PLANNING SERVICES | HPT |
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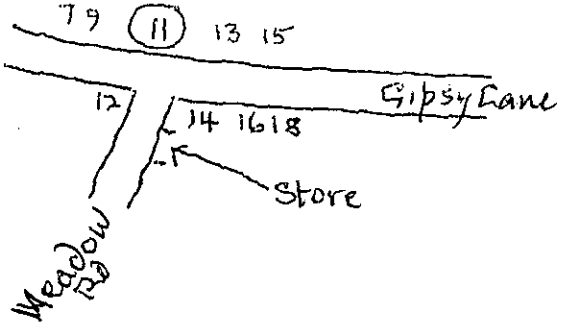



In a Residential Area No: 11 should remain as a Home. Then the Occupants may invite others, Quakers, to visit for Meetings. It should not be only a Meeting Place.

My residence at 14 Gipsy Lane is opposite.
I have no objection to Quakers meeting at No: 11 but they should come as Invitees to a Residence.

I have previously complained about The STORE next to my Home (on Meadow Rd) which is also used as a place for cleaning lorries & cars — & can be noisy. As a store it is hardly "Residential".

Yours Patrick N.S. Phillips
(& Mrs F.M. Phillips)

4/2/2002
0118/9264 654

## HIGHWAYS CONSULTATION SHEET

**From:** Heidi Lynch **Date:** 31 January 2002

**Application Number:** TP/2002/5607

**Proposal:** Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective).

**Parish:** EARLEY TOWN

**Site Address:**
11, Gipsy Lane, Earley, Reading.

**Applicant:**
The Sarum Hill Trust C/O.

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

✓ below as applicable;

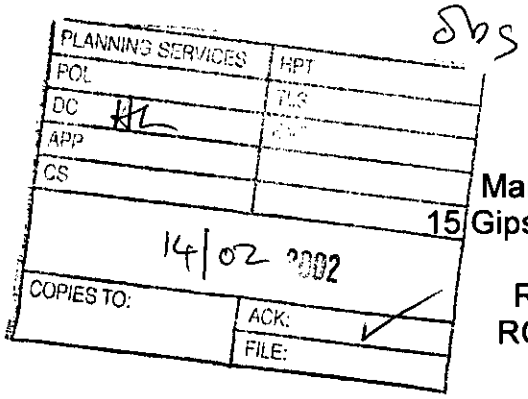
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment.

The highway authority would like to see the 'suggested' parking layout implemented.

C122, R122
C049, R049
C137 (INSERT: 'The dwelling shall not be used for meetings...'), R137.

**Signed:** _____ **Print name:** ADAM 4/2/02




Martin Ball
15 Gipsy Lane
Earley
Reading
RG6 7HF
9/2/02

Heidi Lynch
Development Control Officer
Wokingham District Council
Planning Office

Ref. Application No. TP/2002/5607

Dear Ms. Lynch,

I have viewed the above Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective), and would like to make the following comments.

Up until now, as far as we are concerned, there have been no problems with the use that has been made of the property at 11 Gipsy Lane.

However there are a few points that concern us.

- That by regularising the present temporary situation, this might open the door to a more extensive use when the temporary use ceases in 6 to 12 months time.
- That by allowing official parking of up to nine cars, there will be more noise early on Sunday mornings.
- That once the change of use is granted, there may be a request to rebuild with something more appropriate to the new use.

Thank you for giving me the opportunity to make my comments. I would be grateful if you would let me know of your decision, and of any restrictions or otherwise you will place on this proposal.

Yours sincerely

Martin Ball

FROM: Heidi Lynch

DATE: 31 January 2002

DELEGATED

PLANNING SERVICES (JPL)

| | |
|---|---|
| POL | TLS |
| DC | ENF |
| A/P | |
| CS | |

18 FEB 2002

COPIES TO | ACK: | FILE:

## EARLEY TOWN CONSULTATION SHEET

**Application Number:** TP/2002/5607

**Proposal:** Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective)..

**Site Address:** 11, Gipsy Lane, Earley, Reading.

**Applicant:** The Sarum Hill Trust C/O.

Your observations are required in respect of this application **by 24/02/2002** .

---

Whilst Councillors had some concerns that there may be parking problems associated with this proposal, and that there may be some limited disturbance to nearby neighbours, they also recognised the need for the applicants to establish themselves and to have a period of time to consider the options open to them to find a more suitable meeting place for worship.

The Town Council does, therefore, not have any strong objection to this application, but would not wish to see the temporary permission extended longer than the six months proposed.

SIGNED: _____ DATE: 14 FEB 2002

Clerk To Earley Parish/Town Council.

# WOKINGHAM DISTRICT COUNCIL
# ENVIRONMENTAL PROTECTION AND HOUSING

## MEMORANDUM

| | | | |
|---|---|---|---|
| To: | Heidi Lynch<br>Development Control | Your Ref: | TP/2002/5607 |
| From: | Tom Payne<br>Environmental Heath | My Ref: | 20016957 |
| | | Date. | 11 February 2002 |

---

**TEMPORARY APPLICATION FOR PROPOSED CHANGE OF USE OF DWELLING TO MEETING ROOMS FOR WORSHIP (RETROSPECTIVE).**

**11 GIPSY LANE, EARLEY.**

These proposals have been evaluated and I have no environmental health objections to this application.

*T. Payne*

**TOM PAYNE**
**SENIOR ENVIRONMENTAL HEALTH OFFICER**
**ENVIRONMENTAL PROTECTION & HOUSING**

# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: TP/2002/5607**
**CASE OFFICER: Heidi Lynch**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
|---|---|---|
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**Received by Wokingham District Council**

# Application No: TP/2002/5607

**PROPOSAL:**
Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective).

**LOCATION:**
11, Gipsy Lane, Earley, Reading.

**The application is available for inspection at the locations & during the times detailed below:**

**WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)**
**OR**
**WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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 TP/2002/5607 to enable the library staff to locate the correct information.**
**OR**
**EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/02/2002. 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 of Planning and Transportation**

**31 January 2002**

| Application Number : TP/2002/5607 | Map No : 52 |
|---|---|
| Case Officer : HL | Site Area : 0.08 |
| Valid Date : 15 JAN 2002 | Received Date: 04/01/2002 |

**Level : Delegated Application**

**Description : Temporary application for proposed change of use of dwelling to meeting rooms for worship.**

**Location : 11, Gipsy Lane, Earley, Reading.**

**Parish : EA Ward : LIT**

**Applicant : The Sarum Hill Trust C/O.**

**Fee Required: £190 Fee Received: £190**

**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 | parking layout | ✓ 14/1 | ✓ 30/1 |
| FORMS UNSIGNED | Q 24 Col 2 should be residential space lost, col 4 should be place of worship space created | ✓ 14/1 | 30/1 |
| S.66 MISSING/INCORRECT/ UNSIGNED | Agric agr. delete one or other section | ✓ 14/1 | ✓ 30/1 |
| ELEVATION PLANS | | | |
| FLOOR PLANS | Floor plan as ~~existing~~ proposed | ✓ 14/1 | ✓ 30/1 |
| 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 ✓

Housing

Leisure & Cultural Services ✓

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Disabled Access officer ✓

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

## HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

## OTHERS

.....

.....

.....

.....

.....

.....

## NEIGHBOURS

S/N + See map ✓

+ Pls incl site inside red line ✓

.....

No pre-apps on file

(but covering letter mentions letter from MLT dated 25/11/01)

30.JAN.2002 5607

Mr C D Parsons
50 Cressingham Road
READING
RG2 7JR

30 October 2001

Wokingham District Council
Environmental Services Department
PO Box 157
Stute End
WOKINGHAM
RG40 1WR

For the attention of Mr A Thorley - Planning Officer

Dear Andrew

**Re: 11 Gypsy Lane, Earley - Pre-planning Application Advice**

I write at the suggestion of your colleague Nicola Lake to request your advice as to a temporary planning permission at the above property.

Background situation

We are members of a Christian fellowship known throughout the world as Plymouth Brethren. We have over 200 halls in the UK and we have been seeking for some time a small local hall in the Earley area which would serve about 30 members for twice weekly services, both which last less than one hour each. There is a large hall in Redlands Road, Reading which is used for all other meetings. The local hall would therefore be used to celebrate the Lord's Supper on Sunday and a prayer meeting on Monday evenings.

11 Gypsy Lane

A member of our congregation currently owns the above property and has proivded it on a temporary basis for use as a simple meeting place whilst we explore all the other options in the area.

We have already been using the bungalow on this basis for over 10 months and feel we should formalise the situation with Wokingham District Council with a request for a temporary 6 month permission for change of use.

Numbers regularly attending the bungalow would generally be less than 35 persons who all currently live within a small radius of the site. Never at any time would the building be hired out, nor would it be used for fund raising activities or entertainment. There will be no 'young peoples meeting' since each gathering is regarded as a family occasion which households including persons of all ages attend. There will be no instrumental music, radio, TV, video or other such equipment used.

Contd.....

Generally the bungalow will be used for a period of about one hour early each Sunday morning and each Monday evening. The entire outside activity associated with these meetings would amount to no more than ½ hour per week. The parking area at the front of the bungalow has proved adequate but we would be happy to agree on changes to facilitate turning etc.

A vets surgery two doors down on the same side of the road is of identical size and has considerably more through put of traffic than we are proposing.

Summing up

We would like to apply for a 6 month temporary change of use to formalise an arrangement that has suited us well over the last 10 months.

I appreciate that it is an unusual request but I would welcome a meeting to discuss it further and to obtain your help.

Yours sincerely

C Parsons

Tel (Daytime): 0118 913 1818

5607

50 Cressingham Rd
Reading RG2 7JR

Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham RG40 1WL

30.JAN.2002* 5607

30 JAN 2002

20th December 2001

Re: 11 Gypsey Lane.

Dear Mr Thorp

Thank you for your letter dated 28th Nov 2001,

I now enclose a planning application and would welcome a brief meeting to discuss it with you in person.

I can confirm the residential use would not be continued whilst the property was used as a small meeting place.

Yours Sincerely

C.D. Lawsons (Mr)

ENC. CHEQUE FOR £190.00

Tel. (0118) 974 6429 or 6433

30.JAN.2002* 5607

Date: 14 January 2002

Your Ref:

My Ref: TP/2002/5607

The Sarum Hill Trust
C/O
50
Cressingham Road
Reading
Berks
RG2 7JR

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 Sir/Madam

**Reference Number: 2002/5607**

**Site Address: 11, Gipsy Lane, Earley, Reading.**

**Proposal: Temporary application for proposed change of use of dwelling to meeting rooms for worship.**

I return your application, as it is invalid and cannot be determined for the following reason(s);

**Please show parking layout on block plan.**

**Please delete on part or other of the agricultural holdings certificate on the Section 66.**

**Q24 on application form should have floor space in col 2 under residential (other) and the same floor space in col4 under place of worship (other).**

**Please provide 6 copies of a floor plan as proposed. Can be included on existing floorplan. i.e: proposed use of all rooms.**

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

***Carol Hurst***

Senior Technical Officer
Development Control

# Iain Brown

12 Paice Green, WOKINGHAM, Berkshire. RG40 1YN.

Tel:+44 (0)118 978 7063. Fax: 0870 122 6003. E-mail: Iain.J.Brown@tesco.net


30.JAN.2002 5607

January 17 2002

Mr C D Parsons
50 Cressingham Road
READING
RG2 7JR

Dear Mr Parsons,

Thank you for writing to me about your proposals for a change of use of the house in Gypsy Lane, number 11, for a meeting place.

I am afraid that I do not have any influence in this matter because I do not sit on the relevant committee that will decide upon the issue.

Members who do sit on the committee have to be very careful in what they discuss with Applicant's because of the quasi-judicial nature of the decision-making process.

However, as is often the case, precedent is often an argument that is used in determining a planning application. I cannot comment on your particular proposal because it is not in the area I represent and I would only do that in exceptional circumstances. What I can tell you is that there are two similar uses of houses in Wokingham town:

One is in the ward I represent and situated in Stanley Road (off of London Road opposite St Crispin's School) and is a Jehova Witness Hall. I think it used to be a house but it has been extended considerably.

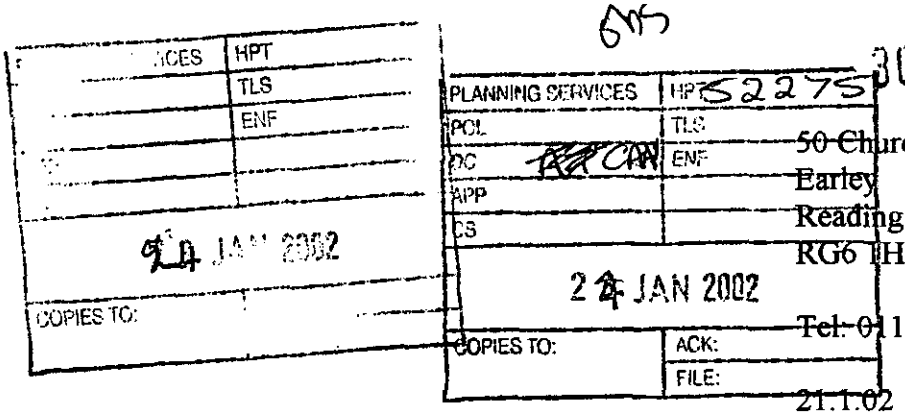
The other one is a house, not in the ward I represent, now used by the Quakers. It is situated in Denton Road near its junction with Sturges Road. As far as I know there has not been a problem with either of these examples. You may wish to look at these and compare them with your own scheme.

I am sorry I cannot do any more to be of assistance. I wish you well in obtaining a satisfactory outcome.

Yours sincerely,

Iain Brown

Iain J Brown
District Councillor, Norreys Ward




605

30.JAN.2002 5607

50 Church Road
Earley
Reading
RG6 1HT

Tel: 0118 926 2019

21.1.02

Wokingham District Council
Mr A Thorley
Environmental Services Department
Planning Services
PO BOX 157
Shute End
Wokingham
RG40 1WR

Dear Andrew,

**Re: 11 Gypsy Lane, Earley** INVALID APPLICATION.

I have received a letter from Mr C D Parsons asking permission of your department for a change of use at the above property so that twice weekly services may be held. I would ask that you give sympathetic consideration to the request as it is for a worthy cause.

Yours sincerely,

Malcolm Storry

Malcolm Storry, Councillor for Earley Whitegates

30.JAN.2002 5607

50 Cressingham Road
READING
RG2 7JR

28 January 2002

Wokingham District Council
Planning Services
PO Box 157
Stute End
WOKINGHAM
RG40 1WR

Dear Sir/Madam

**Re: 11 Gypsy Lane, Earley, Reading**

I respond to your letter dated 14 January 2002.

1) There is no parking layout depicted on the plan because it is currently a residential dwelling and as such we have not defined the parking layout. However I enclose a proposed layout for parking that allows for 7 spaces including 1 No. disabled space and provision for vehicle turning.

2) We do not intend to carry out any changes to the floor layout. I therefore enclose 6 copies of the existing layout showing intended uses for each room.

3) I have amended the section 66 and Q24 query.

4) I enclose a letter from Councillor Iain J Brown which highlights a couple of similar situations in his ward.

I would appreciate your earliest response to our application.

Kind Regards.

Yours faithfully

Cyril Parsons

Tel No: 0118 913 1818

1859a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

5607 30.JAN.2002 PART 1

5604

**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 | THE SARUM HILL TRUST |
| | ADDRESS | C/O 50 CRESSINGHAM RD<br>READING . BERKS |
| | POST CODE | RG2 7JR PHONE 0118 /9131818 |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | |
| | ADDRESS | N/A. |
| | POST CODE | PHONE |
| 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 | 11 GYPSEY LANE<br>EARLEY READING RG6 7HF |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | TO PROVIDE A TEMPORARY CHANGE OF USE FOR A BUNGALOW, AS A SMALL MEETING ROOM, AS A PLACE OF WORSHIP |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 1/12 ACRE (TOTAL SITE) |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | WE CURRENTLY LOAN THE HOUSE FROM A MEMBER OF THE CONGREGATION |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | PLAN REF : A 1559/1 |

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<br>Also complete Question 10 | |
| TEMPORARY PERMISSION | ✓ | State period required | 6 or 12 MONTHS |
| RELAXATION OF CONDITIONS | ☐ | State relevant application number<br>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 ?

N/A.

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

1769b

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? 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? N/A. To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS? (AS EXISTING) AS PROPOSED

Give details of pedestrian and vehicular access

IF THERE ARE ANY CHANGES RECCOMENDED BY HIGHWAYS DEPT WE WILL TRY AND ACCOMODATE THEM.

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

THE BUILDING IS CURRENTLY USED BY DISABLED PERSONS WITHOUT A PROBLEM.

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

N/A.

| | 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.

£190.00 TEMPORARY CHANGE OF USE.

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 THE SARUM HILL TRUST DATE 18th DECEMBER 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'.

(4)769c

# 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: Retained in existing use | Existing floor space: Lost by change of use or demolition | Proposed additional floorspace created by: New building | Proposed additional floorspace created by: Change of use |
|---|---|---|---|---|---|
| A1 | SHOPS | | | | |
| A2 | FINANCIAL AND PROFESSIONAL SERVICES | | | | |
| A3 | FOOD AND DRINK | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| B2 | GENERAL INDUSTRIAL | | | | |
| B3 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify PLACE OF WORSHIP | 91M2 | NIL. | N/A. | 91M2 |
| OTHER | Please Specify RESIDENTIAL. | | 91M2 | | |
| | TOTAL | | | | |

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES: N/A.

WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | 6 | |
| Proposed | NO EXTRA. | — |

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.

TWO SHORT SERVICES EACH WEEK FOR BETWEEN 30-40 PEOPLE. ONE SERVICE ON SUNDAY MORNING AND ONE SERVICE ON MONDAY EVENING (7.15) EACH IS LESS THAN ONE HOUR. (SEE LETTER TO ANDREW THORLEY DATED 30TH OCT 2001 FOR DETAILS)

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

WE HAVE USED THE BUNGERLOW FOR A FULL YEAR IN THE MANNER DESCRIBED ABOVE WITHOUT PROBLEM

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 |
|---|---|---|---|
| N/A. | | | |

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.'

1789/a

# SECTION 66 CERTIFICATE

Application No. 30.JAN.2002* 5607

**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: N/A

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 |
|---|---|---|
| D.J. PARSONS | 28 ADDINGTON RD READING RG1 5PH. | 18th DEC 2001. |

## CERTIFICATE C

N/A.

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) . . . . . N/A. . . . . .

(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. N/A. ●

**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 |
|---|---|---|
| N/A. | | |

Signed . . . . . .

On behalf of . THE SARUM HILL TRUST . . . . . .

Date . . 18th DEC 2001 . . . . . .

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

ADDRESS 11 GIPSY LANE

PARISH ~~Woodley~~ Earley 1.4.86

PLOT No. 9

ORD. SHEET No. SU.7571 52
7671 53

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 725/55, 0/4/63, 1550/72, 1158/72, 1834/73 REFUSED O/LINES FOR RES. DEV. | | | | |
| 04061 | MRS. R. BUNCE | O/L. RES. DEV. | .76 | CIA |
| 09977 | " | RENEWAL | 4.5.79 | N/A CIA |
| 11352 | EXORS. OF " | RES. DEV. | 22.11.79 | N/A CIA |
| 17575 | " | RENEWAL | 3.6.82 | N/A CIA |
| 21041 | PENTA PROPS | DET. BUNGALOW & GARAGE | 8.3.84 | N/A CIA |
| BR 22415 | " | " | 8.4.84 | APP N/A |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

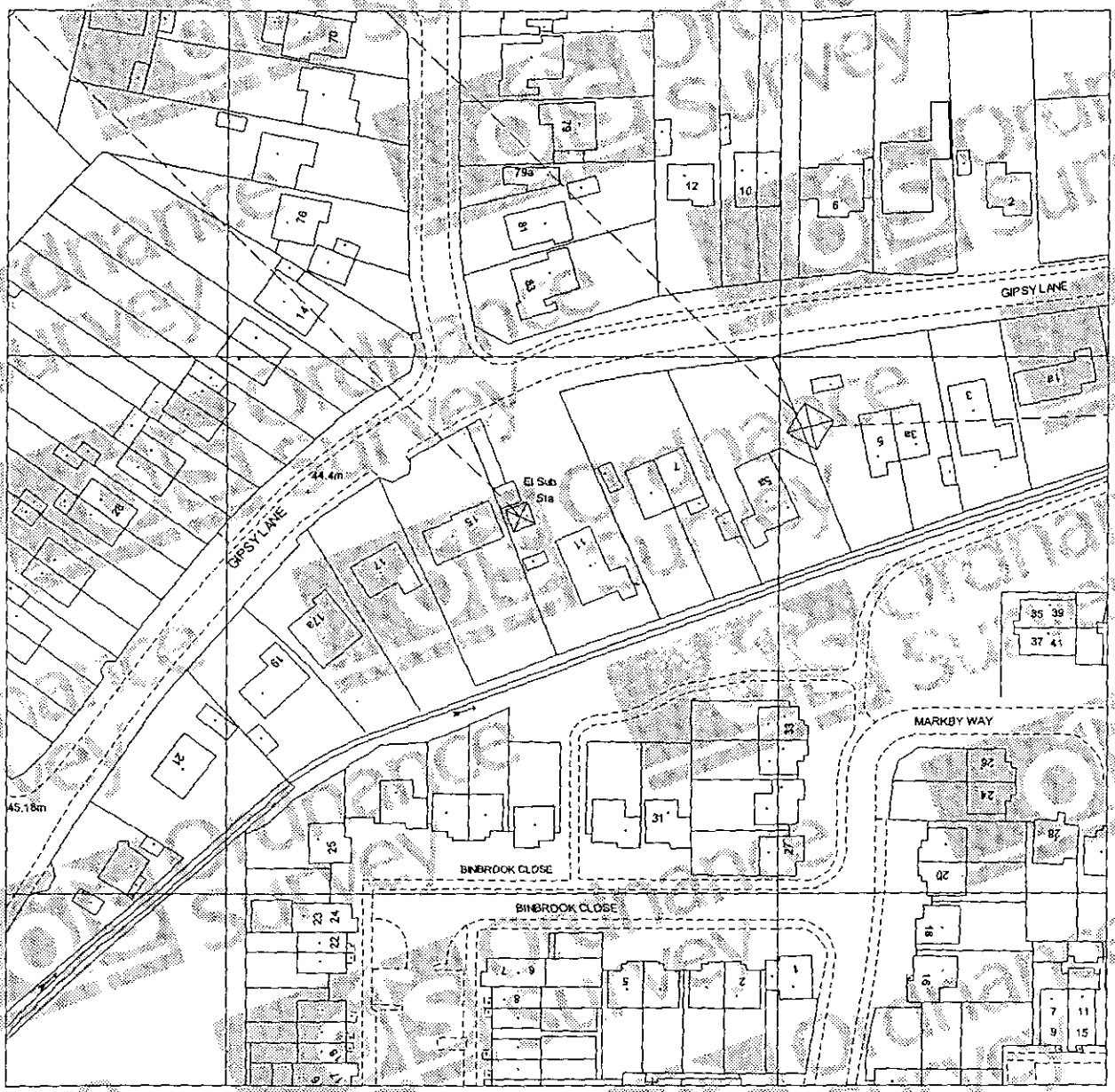
091074

30.JAN.2002 5607

Ordnance Survey®

# Siteplan™

1:1250 Scale

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20 0 20 40 60 80

Metres

1 - 21 GIPSY LANE, EARLEY, READING
RG6 7HF

REFUSED

Centre coordinates : 475959mE 171064mN

National Grid sheet reference at centre of this Siteplan: SU7571SE.

Supplied by : Blackwell's Reading
Serial Number : 92

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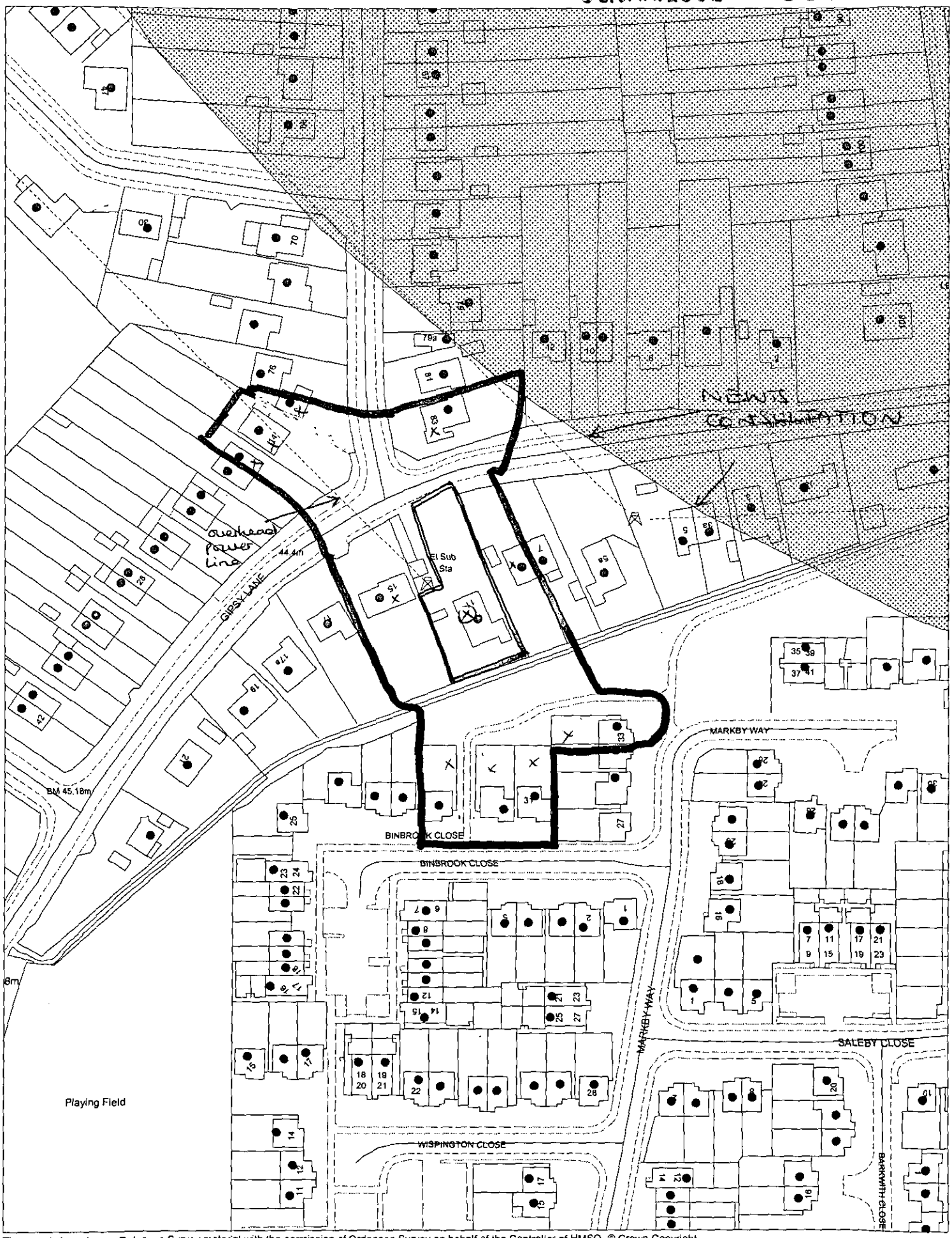
30 JAN 2002 5607

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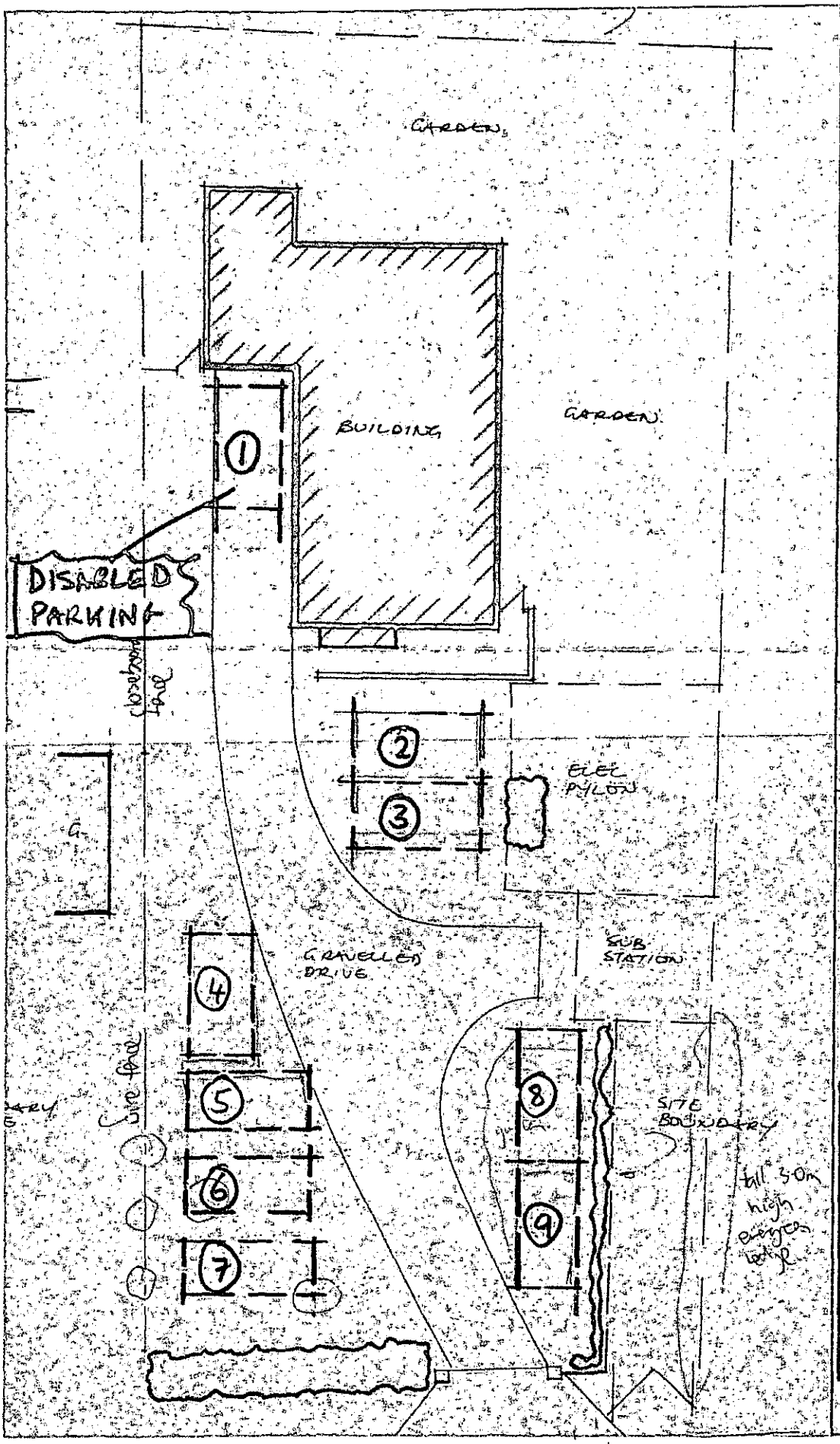
Development Control Section, Environmental Services, Wokingham District Council.

10 January 2002

Scale: 1 : 1250

N W E S

# SUGGESTED PARKING SPACES - 5607

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Client

The Sarum Hill Tr

Job Title

Gypsy Lane
Earley
Reading

Drawing Title

Property as existi

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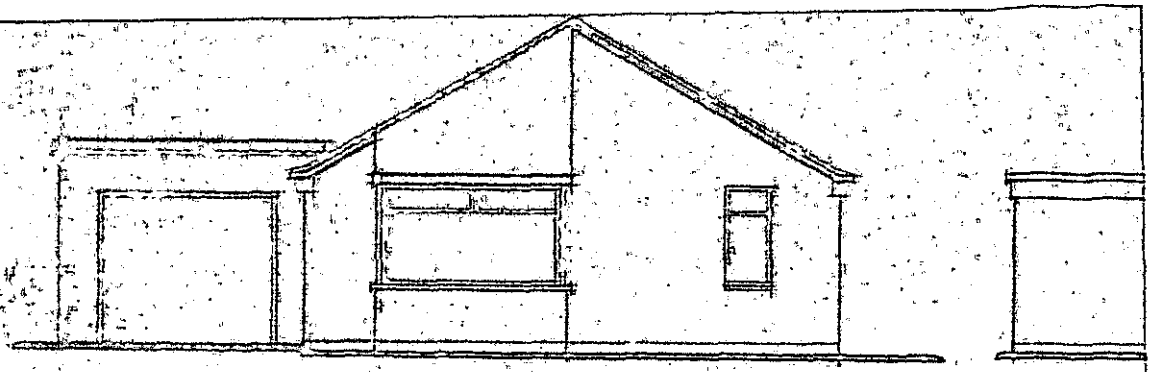
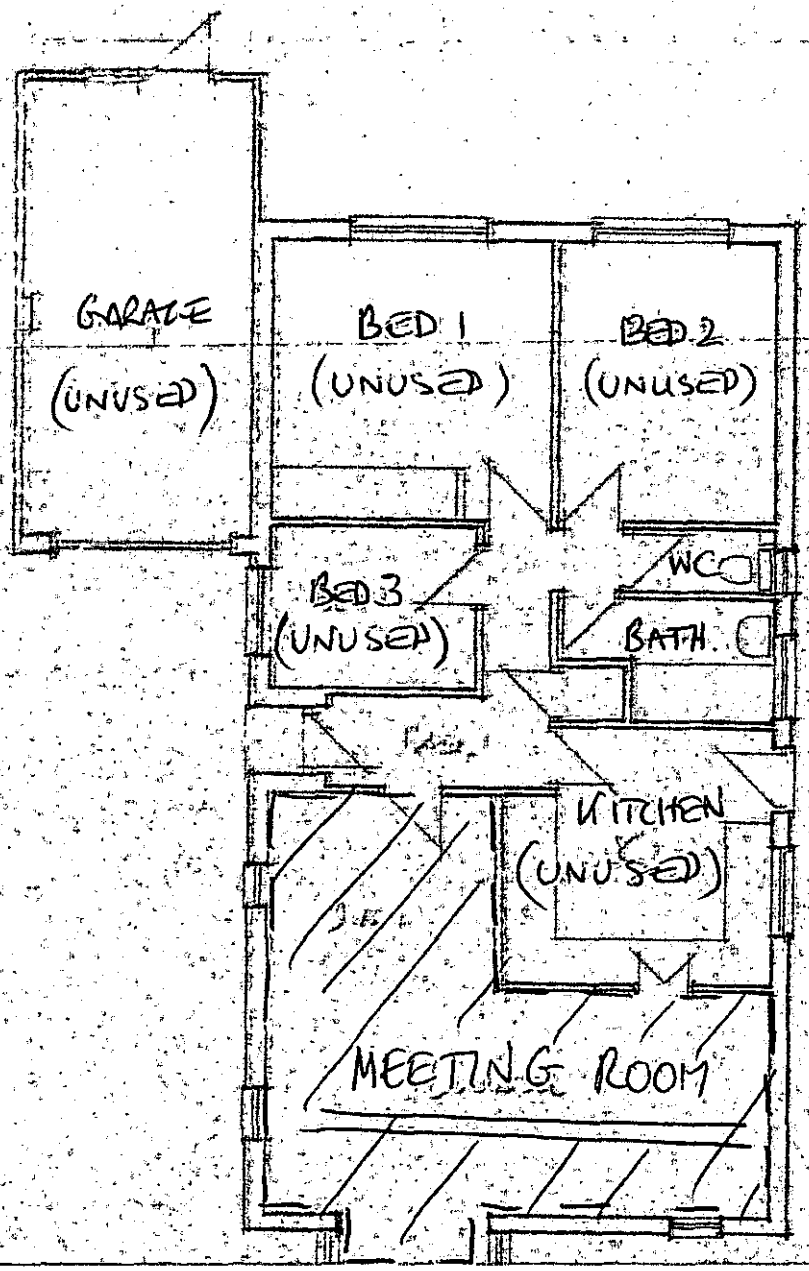
30. JAN. 2002 5607



FRONT ELEVATION

SIDE EL

PROPOSED USE OF ROOMS

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