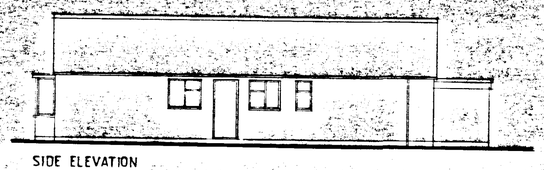
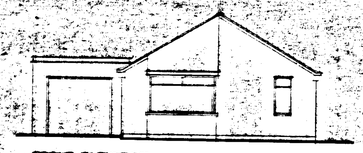


REAR ELEVATION



SIDE ELEVATION



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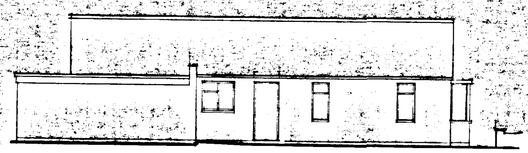

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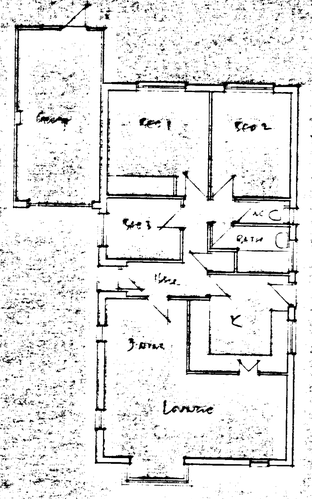
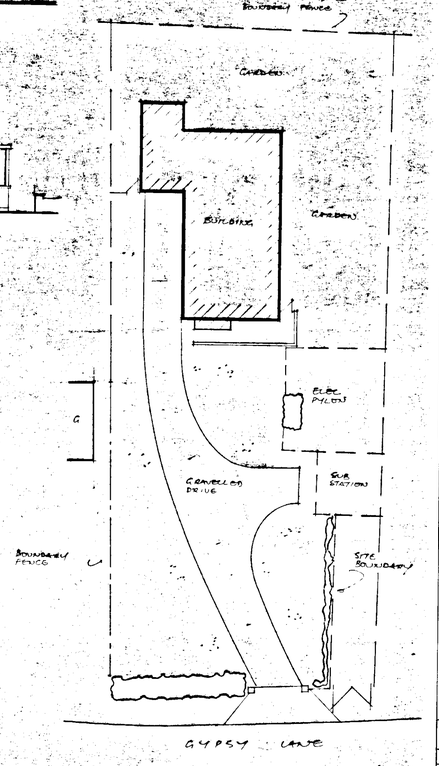


FLOOR PLAN



SITE PLAN 1:200

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

A		
	Date	Revisions

© copyright

Client
The Sarum Hill Trust

Job Title
Gypsy Lane
Earley
Reading

Drawing Title
REFUSED
Property as existing

Scale 1:100 + 1:200

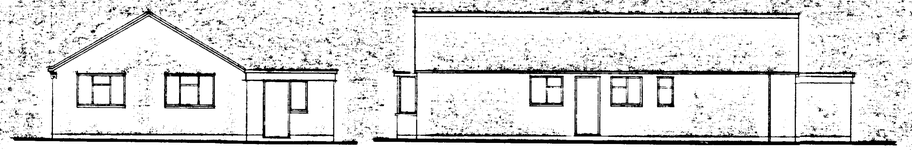
Date 26.4.01 | Drawn by

Drg No. A. 1559 / 1 | Rev

420×594mm A2

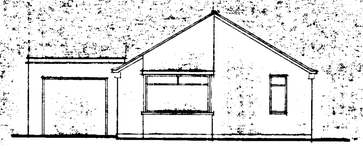
30.JAN.2002 5607

A PRODUCT OF THE UNO RANGE - ARCHITECT CAT. NO. 7372



REAR ELEVATION

SIDE ELEVATION



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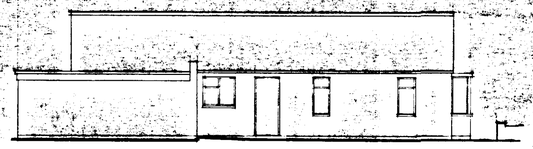

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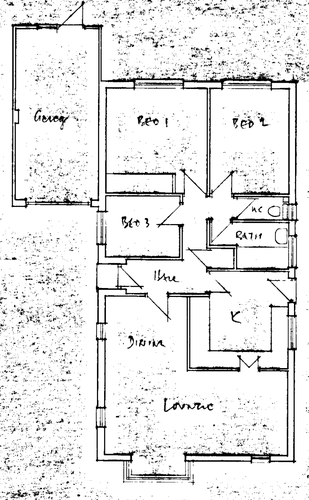
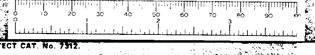
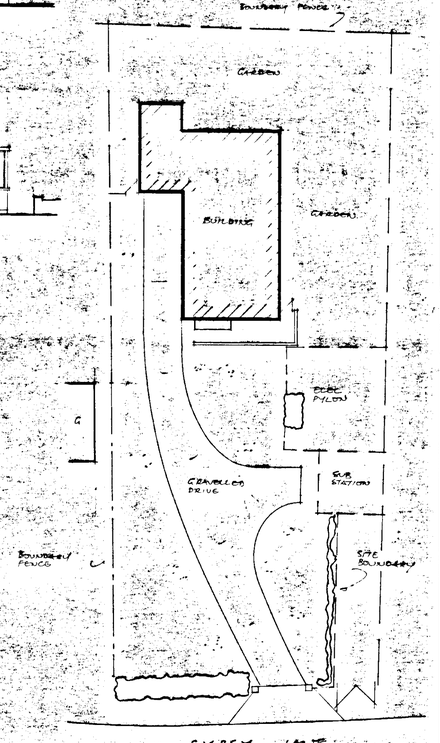


FLOOR PLAN





SITE PLAN 1:200

A PRODUCT OF THE UNO RANGE – ARCHITECT CAT. No. 7312.

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

REFUSED

A		
	Date	Revisions

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Client
The Sarum Hill Trust

Job Title
Gypsy Lane
Earley
Reading

Drawing Title
Property as existing

Scale 1:100 & 1:200

Date 26.6.01 | Drawn by

Drg No. A.1559/1 | Rev

420×594mm A2

30 NOV 2002

5007

SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

APPLICATION NO.5607

Name of appellant:
The Sarum Hill Trust

Site address:
11 Gipsy Lane

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

Case Officer:HL

DO

720

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: HL

APPLICATION NUMBER: 5607

APPELLANT: The Sarum Hill Trust

SITE: 11 Gipsy Lane, Earley

APPEAL REF: APP/X0360/A/02/1095971

START DATE: 31/07/02

DATE OF SITE VISIT 12/11/02.

DISMISSED 19/11/02

Progress Record	Date Actioned	Initials
Appeal Logged:	01/08/02	
Entered on Access:	01/08/02	DG
Notification Letters Due:	**14/08/02**	
Notification Letters Sent:	02/08/02	DG.
Questionnaire Due:	**14/08/02**	
Questionnaire Sent:	02/08/02	DG
Statement Due:	**11/09/02**	
Statement Sent:	30/08/02	DG.
Comments on Statement Due	02/10/02.	
Comments on Statement Sent	/	
Decision letter circulated:	20/11/02	DG
Decision entered on Access:	20/11/02	DG

Enforcement Informed of appeal 02/08/02 DG

" " " decision 20/11/02 DG.

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.

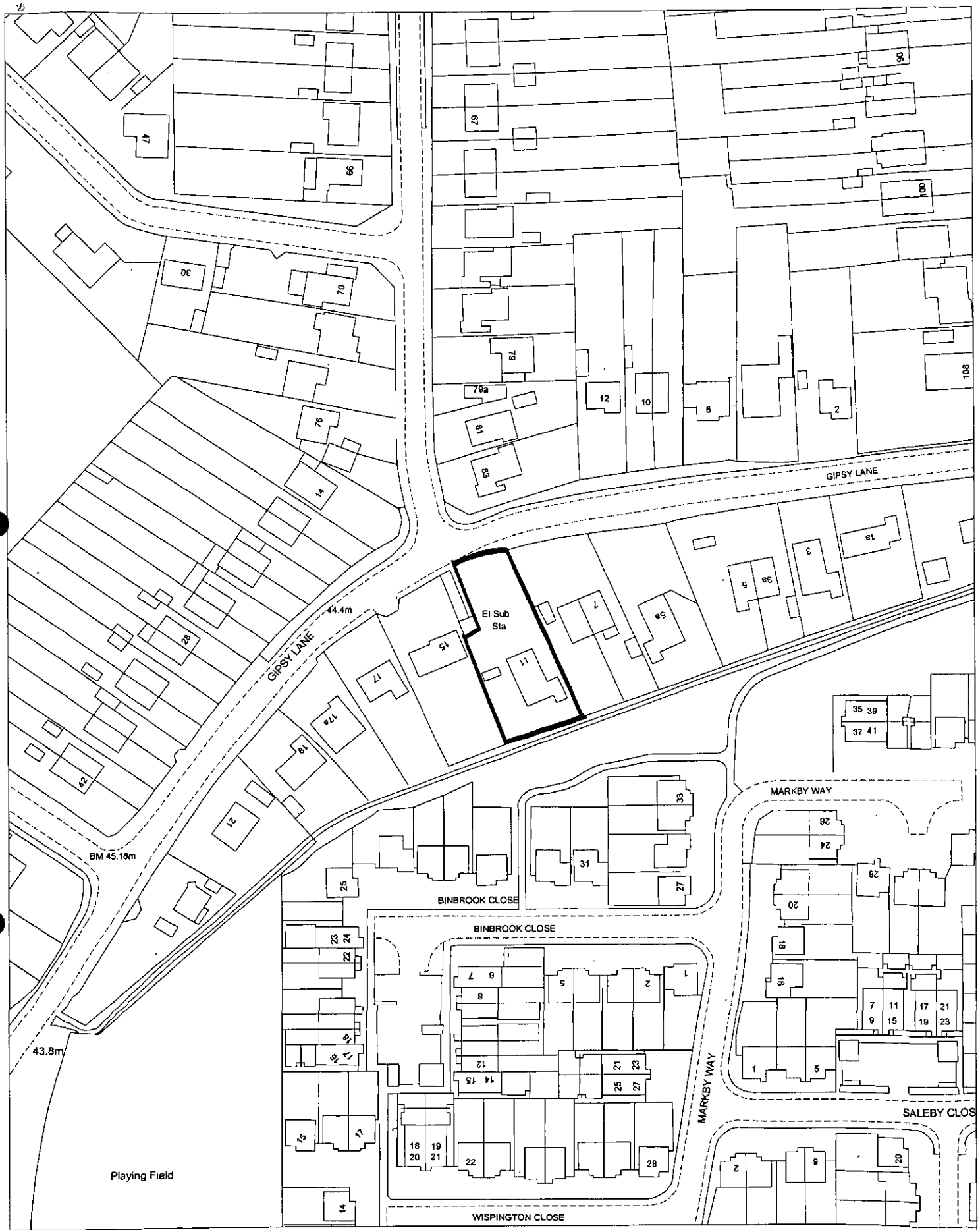
Information

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

Appendices

Appendix 1



Site Plan, Scale: 1 to 1250

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Date: 30 August 2002

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Appendix 2

Royal County of BERKSHIRE



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

Protection and Enhancement of the Environment of Built-Up Areas

Policy EN1 **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

(i) development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;

(ii) town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;

(iii) the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;

(iv) special attention will be paid to the maintenance and improvement of the character of town and village centres.

Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.

6.3 In order to secure improvements in the environment of built-up areas, local plans will need to include guidelines on a wide range of matters raised in the policy. Particular public concerns have been raised about the quality of design in new development and about increased densities in the built-up areas. While the latter may help reduce the need for travel and minimise the loss of open countryside, it may also lead to problems of congestion, loss of tree cover and open land, and deterioration in environmental quality in established neighbourhoods.

6.4 Policy EN1 is intended positively to encourage appropriate regeneration in line with Government guidance. It is not proposed that appropriate changes of use of buildings should be restricted whether they are currently vacant or not. Derelict land which has been the subject of contamination may be appropriate for redevelopment, but only if there is no danger created for the new use of the site or through the transport and re-deposit of contaminated matter on a site elsewhere.

Environmental Nuisance

6.5 Certain kinds of development can give rise to nuisance which can affect occupiers of buildings, passers-by or those using outdoor space. There is a need to prevent new problems from arising, and to limit or reduce the nuisance from existing sources. The impact of nuisance may in some circumstances be limited by curbing development in areas affected, and this is appropriate where (as is the case for aircraft noise) little can be done to reduce the nuisance in the short term.

Protection from Environmental Nuisance

Policy EN2 **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. In addition, *uses sensitive to disturbance such as new houses, schools and hospitals*, should not be located in areas already subject to unacceptable levels of these environmental nuisances.**

6.6 In areas affected by high levels of noise, development should be designed to minimise the nuisance caused to future occupants. Unacceptable levels of environmental nuisance will be defined through the local plan process and by building upon studies such as the County Council's State of the Environment Report. The County Council has also recently published environmental noise planning guidelines to assist with the implementation of Policy EN2 and to help co-ordinate a standardised approach across the County.

Flooding

6.7 Most of Berkshire's rivers have an associated floodplain which is essential for both flood flow and storage. Development within the floodplain would reduce the storage capacity and impede the flow of water, thereby increasing the risk of flooding elsewhere. Therefore in areas at risk from flooding new development or the intensification of existing development will be resisted. It is also necessary to ensure that the surface water run-off from any new development does not exacerbate flooding or drainage problems elsewhere.

4.8 The provision of suitable small recycling facilities, such as bottle and can banks, in association with development acceptable under other policies in this Plan, will contribute towards meeting a target of recycling at least 25% of the County's household waste by the year 2000 as proposed in Policy W2 (35% by 2007). The nature and type of facilities will depend on the type of development and the waste management systems being used. However, the facilities may include two separate elements :

- local recycling facilities for the public to deposit different types of recyclable material; and
- facilities for source separation and storage of different types of waste.

4.9 Policy LD2 will normally apply to the following categories of development:

(i) housing proposals for 100 or more dwellings;

(ii) new development, redevelopment or refurbishment of shopping centres or facilities where the floorspace of existing and new development amounts to 500 sq.metres or more;

(iii) business, industrial, distribution or storage development involving a net increase in floorspace of 500 sq.metres or more;

(iv) major transport, leisure, recreation, tourist or community facilities;

(v) car parks for the public including 'park and ride' schemes with over 200 spaces; and

(vi) appropriate smaller developments which frequently attract a significant number of people (e.g. community or shopping schemes).

ENVIRONMENTAL IMPACT

4.10 The County Council considers that even where proposals for development may be acceptable in principle within the provisions of other policies in the Structure Plan and in local plans, local planning authorities need to be satisfied that proposals will not have any significant adverse environmental impact.

Environmental Impact of Development

Policy LD3 **Development 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.**

4.11 In a highly constrained County such as Berkshire, most major development is likely to have a significant impact, either by itself or cumulatively, and environmental assessments may be required for a wider range of development than that specifically referred to in Circular 15/88 in order to determine the acceptability of proposals.

4.12 Circular 15/88, which explains the provisions of the Town and Country Planning (Assessment of Environmental Effects) Regulations advises that environmental assessments need to be carried out for development proposals which are likely to have significant environmental impacts by virtue of their nature, size and location. To enable the local planning authorities to make such assessments, relevant proposals should be accompanied by "environmental statements" on the lines set out in Schedule 3 to the Regulations. The Circular gives a broad indication of the type and scale of project which may require an environmental assessment, although it is recognised that an assessment may also be needed for smaller development proposals where they are likely to give rise to significant environmental effects.

4.13 It will be up to the local planning authorities to determine the size, location and types of development for which an environmental assessment will normally be required. The environmental statement provided by a developer with a planning application should examine the impacts of the proposed development and make clear how measures to ameliorate these impacts have been incorporated into the design of the development, so that the local planning authorities can properly undertake an environmental assessment. Judgement as to whether on balance a particular proposal is likely to have an unacceptable impact on the environment will depend upon the size, location and type of development being considered.

4.14 Many proposals which do not necessitate a full environmental statement as specified in Schedule 3 to the Regulations may, nevertheless, have a substantial environmental impact either individually or cumulatively with other schemes. In such cases, planning applications will need to be accompanied by sufficient relevant information for their impact to be assessed by the local planning authority.

4.15 The County Council, as highway authority, will ensure that the environmental impact of new transport schemes or improvements is minimised. Improvements to the highway network will need to take account of the broader environmental implications, as well as the transport benefits of any scheme.

Environmental Impact of Transport Schemes

Policy LD4 **The County Council will seek to ensure that the environmental impact of any transport scheme is kept to the practical minimum by comprehensive planning.**

4.16 Steps to be taken in seeking to minimise the potential environmental impact of transport improvements will include careful alignment, design and use of materials, together with comprehensive landscaping and forms of lighting and signage that are as unobtrusive as possible.

LOSS OF HOUSING

7.45 Development proposals which would result in the loss of housing may require local planning authorities to countenance the release of further housing land, possibly on "greenfield" sites. Therefore, the County Council is concerned that there should be no avoidable loss of housing.

Development Proposals Involving the Loss of Housing

Policy H6 **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.**

7.46 There may be limits on the increase of residential units in the Green Belt. This is set out in Policy C4. In implementing Policy H6, local planning authorities will have regard to local housing needs.

WIDENING THE CHOICE OF HOUSING

Low-Cost Housing

7.47 The County Council is concerned about the increasing difficulties of securing access to low-cost housing throughout Berkshire.

7.48 The main indicators of the scale of the problem are district council housing waiting lists and the numbers of households accepted as homeless in the County. Relatively low levels of public sector housebuilding and the sale of council houses has meant that the needs of only some of the households on these lists can be met. The County Council also recognises that there is a problem of access to housing for groups such as single-worker households, young people, and many essential workers in service and other industries on below-average incomes who do not appear on, or qualify for, the above lists.

7.49 Although a full response to this problem will require appropriate initiatives in national fiscal and housing policies, the County Council considers that planning policies (at the strategic and local level) can also make a valuable contribution. This is supported by the DoE's Planning Policy Guidance Note 3, "Housing" which recognises that a community's need for affordable housing is a material planning consideration.

7.50 The following policies provide a strategic framework within which the district councils can allow genuine low-cost housing schemes for sale or rent to provide homes for those whose incomes are insufficient to enable them to acquire accommodation on the open market.

Appendix 3

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR

1.2.12 Elsewhere, it is also desirable to retain existing residential buildings in their present use. If existing buildings do not meet present and future requirements, their sites (other than those of listed buildings) can be redeveloped subject to local environmental constraints. In this way the changing requirements for housing e.g. for smaller dwellings because of falling household size, or for sheltered dwellings for the increasing numbers of elderly, can be met.

❖ LH3 EXISTING RESIDENTIAL USES

THROUGHOUT THE PLAN AREA WHERE THERE ARE EXISTING RESIDENTIAL USES THERE WILL BE THE PRESUMPTION IN FAVOUR OF RETAINING AND ENCOURAGING THESE RESIDENTIAL DEVELOPMENTS TO REMAIN, SUBJECT TO OTHER POLICIES AND PROPOSALS CONTAINED IN THIS PLAN.

1.2.13 In addition to resisting the loss of residential accommodation, the District Council wishes to enhance the existing housing areas and housing stock. The older housing stock within the Plan area has an important part to play in meeting housing requirements, by adding to the variety of housing type and size which is available. The condition of the existing housing stock is generally good. There are few houses that are lacking basic amenities, unfit for human habitation or in need of major renovation.

1.2.14 There is a substantial concentration of pre 1914 housing in Twyford. In addition, there are a large number of inter-war (1914 to 1945) houses in Earley. Some of these properties are likely to require repair e.g. renewal of roofs, re-wiring, during the plan period. At present the Government is reviewing the Improvement Grant schemes. Existing schemes enable certain dwellings to be repaired and improved with public assistance for certain householders. The Council's Health and Housing Department administers the national system of grants for improvement, repairs and alterations to dwellings.

CONVERSIONS

1.2.15 Conversions of existing large houses, and in some cases non-residential properties, can be a source of small dwellings for purchase or for letting. Generally the District Council will view applications for conversions favourably provided that these do not have an adverse impact on the amenity of the area, and make adequate provision for private facilities (e.g. rubbish disposal, garden area) and car parking. There will be a presumption against the conversion of small residential properties into smaller units. Such residential properties are defined as those of less than 100 square metres.

❖ LH4 CONVERSIONS OF RESIDENTIAL PROPERTIES

PROPOSALS FOR THE CONVERSION OR SUB-DIVISION OF LARGER RESIDENTIAL PROPERTIES, AND IN SOME CASES, NON-RESIDENTIAL PROPERTIES, FOR RESIDENTIAL USES MAY BE ACCEPTABLE PROVIDED THAT THE CRITERIA BELOW ARE SATISFIED:

A) THERE IS NO ADVERSE IMPACT ON THE CHARACTER OF THE AREA OR THE AMENITIES OF ADJOINING PROPERTIES;

B) ADEQUATE PROVISION IS MADE FOR OFF-STREET PARKING;

C) ADEQUATE PROVISION IS MADE FOR FACILITIES FOR RUBBISH DISPOSAL;

D) PROVISION IS MADE FOR SOME OUTDOOR AMENITY SPACE; AND

E) PROVISION IS MADE FOR SELF-CONTAINED UNITS WITH THE BASIC AMENITIES.

THE SUB-DIVISION OF SMALLER DWELLINGS (LESS THAN 100 SQUARE METRES) WILL NOT NORMALLY BE ALLOWED.

Appendix 4



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT AR ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLA TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHIC THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOU DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON* (PA 1/6) IMPORTAN MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVID FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE O DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AN ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT A ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFI GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

a) *WI12 LAND WEST OF MOLE ROAD, SINDLESHAM*
b) *WI17 FORMER GMU DEPOT, WATMORE LANE, WINNERSH*
c) *AB05 ARBORFIELD GARRISON, ARBORFIELD*
d) *SH03 LAND AT GRAZELEY ROAD, THREE MILE CROSS*
e) *SH13 CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE*
f) *SH15 LAND AT HOLLOW LANE, SHINFIELD*
g) *SH27 LAND AT WILSFORD CLOSE, SHINFIELD*
h) *SH37 LAND AT LANE END FARM, CUTBUSH LANE, SHINFIELD*
i) *WI13 LAND AT CHATSWORTH AVENUE, WINNERSH*

~~IF IT BECOMES CLEAR THAT DEVELOPMENT OF ANY OF THESE SITES CANNOT BE ACHIEVED BY 2006, AND ALTERNATIVE SITES HAVE NOT COME FORWARD SUFFICIENT TO MAINTAIN A FIVE YEAR SUPPLY OF HOUSING LAND, THE COUNCIL WILL IDENTIFY FOR DEVELOPMENT A SITE OR SITES FROM THE LIST OF RESERVE SITES THAT FOLLOWS.~~

~~b) RESERVE SITES:~~
~~i AB05 ARBORFIELD GARRISON, ARBORFIELD~~
~~ii SH03 LAND REAR OF PROPERTIES ON GRAZELEY ROAD, THREE MILE CROSS~~
~~iii SH14 LAND AT CHURCH LANE, SHINFIELD~~
~~iv SH15 LAND AT HOLLOW LANE, SHINFIELD~~
~~v SH27 THE HOMESTEAD, SHINFIELD ROAD, SHINFIELD~~
~~vi WI13 LAND AT CHATSWORTH AVENUE, WINNERSH~~

~~THESE SITES ARE NOT IN PRIORITY ORDER FOR RELEASE. THE COUNCIL WILL DECIDE BETWEEN THE SITES IN THE LIGHT OF THE CIRCUMSTANCES PREVAILING WHEN THE DECISION NEEDS TO BE MADE.~~

Implementation: Planning permissions to private and public sector housebuilders.

Monitoring: Monitor release of sites for development, including planning permissions. **(PA 5/6)**

5.14 The retention of the existing housing stock is important in helping to meet the overall requirements of the District. Consequently, net losses of existing housing will only be acceptable in exceptional circumstances.

POLICY WH3: EXISTING RESIDENTIAL USES

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:

a) THE PROPOSAL WOULD PROVIDE ESSENTIAL COMMUNITY SERVICES, OR

b) A CHANGE OF USE OF A LISTED BUILDING WOULD HELP TO SECURE ITS PRESERVATION OR ENHANCEMENT, OR

c) THE EXISTING ACCOMMODATION IS NOT SELF-CONTAINED AND A SEPARATE ACCESS CANNOT BE SATISFACTORILY PROVIDED, OR

d) THE AMENITY OF THE EXISTING ACCOMMODATION IS SO POOR AS TO RENDER INAPPROPRIATE ITS RETENTION IN RESIDENTIAL USE.

Cont.

FOR ANY SUCH EXCEPTION TO BE ACCEPTABLE, THE PROPOSED DEVELOPMENT SHOULD *REPLACE AT LEAST THE NUMBER OF DWELLINGS LOST*, **(PA 5/8)** HAVE NO ADVERSE IMPACT UPON THE CHARACTER OF THE ENVIRONMENT OR ON LOCAL AMENITY, AND COMPLY WITH ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.

Implementation: The development control process.

Monitoring: Planning applications, appeal decisions, housing completions.

Appendix 5

Appendix 5: Proposed conditions in the event of the appeal being allowed without prejudice to the council's case.

1. The limited period for the continuation of the use hereby permitted shall be until 6 months from the date of this consent. On or before this period the use shall be discontinued and the land/building restored to its former condition within two months of the use ceasing. This shall be in accordance with a scheme of works, to be submitted and approved in writing by the Local Planning Authority, before the use ceases.

2. No part of any building shall be used until the vehicle parking and turning space shown on the submitted plans herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

3. The dwelling shall not be used for meetings 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.

4. The use hereby permitted shall not operate other than for a period of 1.5 hours after 7:00am on Sunday mornings and 1.5 hours on Monday evenings before 9:00pm.

Reasons

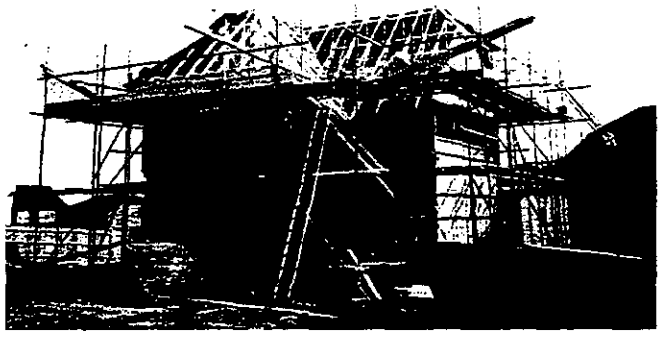
1. This type of use is not one in which the Local Planning Authority is prepared to approve other than for a limited period, as its long term effects are considered detrimental to the residential amenities of the surrounding property owners, as well as resulting in the loss of a residential dwelling.

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

3. In the interests of highway safety and convenience.

4. To safeguard the residential amenities of the occupiers of neighbouring properties.

of development at Winnersh and 256 dwellings on other sites throughout the Plan area. Sites have been selected by the use of a set of standard criteria which have been applied throughout the District and which are based on minimising the need to use the highway network, the impact of additional development on the countryside, reflecting and maintaining the character of settlements, and the ability to use existing or provide new public transport and other services and community facilities. The criteria are included in Local Plan Working Paper One produced concurrently with this plan.



❖ LH2 HOUSING DEVELOPMENT ON IDENTIFIED SITES

PROVISION WILL BE MADE FOR THE DEVELOPMENT OF APPROXIMATELY 726 DWELLINGS IN THE PERIOD 1 APRIL 1992 TO 31 MARCH 1998 ON THE FOLLOWING SITES, SUBJECT TO THE PROVISION OF INFRASTRUCTURE, PUBLIC AND COMMUNITY SERVICES NECESSITATED BY THE DEVELOPMENT, AND SPECIFIC PROPOSALS FOR EACH SITE IN PART TWO OF THIS PLAN:

- *PN5 ST NICHOLAS HURST - LAND OFF TAPE LANE / SAWPIT ROAD*
- *PWE10 EARLEY-LAND REAR OF 415-445 WOKINGHAM ROAD*
- *PWE11 WOODLEY - LAND OFF CHURCH ROAD*
- *PW1 WINNERSH - LAND WEST AND SOUTH WEST OF READING ROAD, GREENACRES AVENUE AND CHATSWORTH AVENUE*
- *PW2 WINNERSH - LAND SOUTH EAST OF ALLNATT AVENUE*
- *PW3 WINNERSH - LAND AT THE REAR OF 32 TO 58 WATMORE LANE*
- *PW4 WINNERSH - LAND AT THE REAR OF 555-563 READING ROAD*
- *PW5 WINNERSH - LAND WEST OF READING ROAD AND ADJACENT TO BEARWOOD PATH, BEARWOOD PARK*
- *PS2 SHINFIELD - LAND WEST OF SUSSEX LANE, SPENCERS WOOD AND REAR OF 211-267, HYDE END ROAD, SPENCERS WOOD*
- *PS4 SWALLOWFIELD - LAND REAR OF THE STREET*

EXISTING HOUSING AND HOUSING AREAS

1.2.10 The existing stock of dwellings in the Plan area has a significant role to play in meeting housing requirements and the retention of existing housing or housing land in residential use is therefore a primary concern of the Plan. Consequently, net losses of existing housing will normally only be acceptable if an improvement in the environment of the residential area results or some community benefit is derived. Such improvements to amenity may include:

a) the provision of essential new public open space,
b) the provision of essential new amenities, public or private,
c) the retention of a listed building.

1.2.11 The character of the centre of most settlements in the plan area is derived to a large extent from the mixture of residential and non-residential buildings and the balance between them. The retention of this balance is essential not only to the conservation of the character but also the continuing vitality of the settlement. The District Council considers that existing housing should be retained in the centre of settlements and where appropriate will encourage improvements in the range of housing in these locations.

The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/ X0360/A/02/1095971 **GRID REF:** _____

APPEAL BY: The Sarum Hill Trust

SITE: 11 GIPSY LANE, EARLEY.

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks from the 'starting date' given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.** Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

1.	Do you agree to the written representations procedure?			YES / ~~NO~~
OR	Do you wish to be heard by an Inspector at:	a.	a local inquiry?	~~YES~~ / NO
	or	b.	a hearing?	~~YES~~ / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit?			YES / ~~NO~~
	(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)			
3.	Does the appeal relate to an application for approval of reserved matters?			~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?			~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?			~~YES~~ / NO

6. Is the appeal site within an approved Green Belt or AONB? Please specify which	~~YES~~ / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	~~YES~~ / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10. Does the appeal relate to an application for conservation area consent?	YES / NO
11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	~~YES~~ / NO Grade I / II* / II
b. Would the proposed development affect the setting of a listed building?	~~YES~~ / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
b. If YES, was English Heritage consulted? Please attach a copy of any comments.	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	~~YES~~ / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	~~YES~~ / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a	Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO
c.	Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	~~YES~~ / NO

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	11/09/02	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	6	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: _____ on behalf of WOKINGHAM UNITARY ~~Council~~

Date sent to us and the appellant 02/08/02 OUR Ref: TP2002/5607

Please tell us of any changes to the information you have given on this form.

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Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 02 August 2002
My ref: **TP/2002/5607**

The Owner / Occupier
33
MARKBY WAY
LOWER EARLEY
READING
RG6 3BG

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 Sir/Madam

APPLICATION No: TP/2002/5607
APPEAL BY: The Sarum Hill Trust
SITE: 11 Gipsy Lane Earley Reading
PROPOSAL: Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective).

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of written statements by the appellant and the Council.

Comments already made, following the original application for planning permission, will be forwarded to the Planning Inspectorate.

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1095971**. Comments received after **11/09/2002** will not normally be seen by the Inspector & will be returned.

The application, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during office hours (08:30- 17:00 Monday to Thursday, & 08:30-16:00 Friday).

A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the Appeal decision, please request one from Mrs Pocock at the Inspectorate.

Yours faithfully

Denise Gumbrell

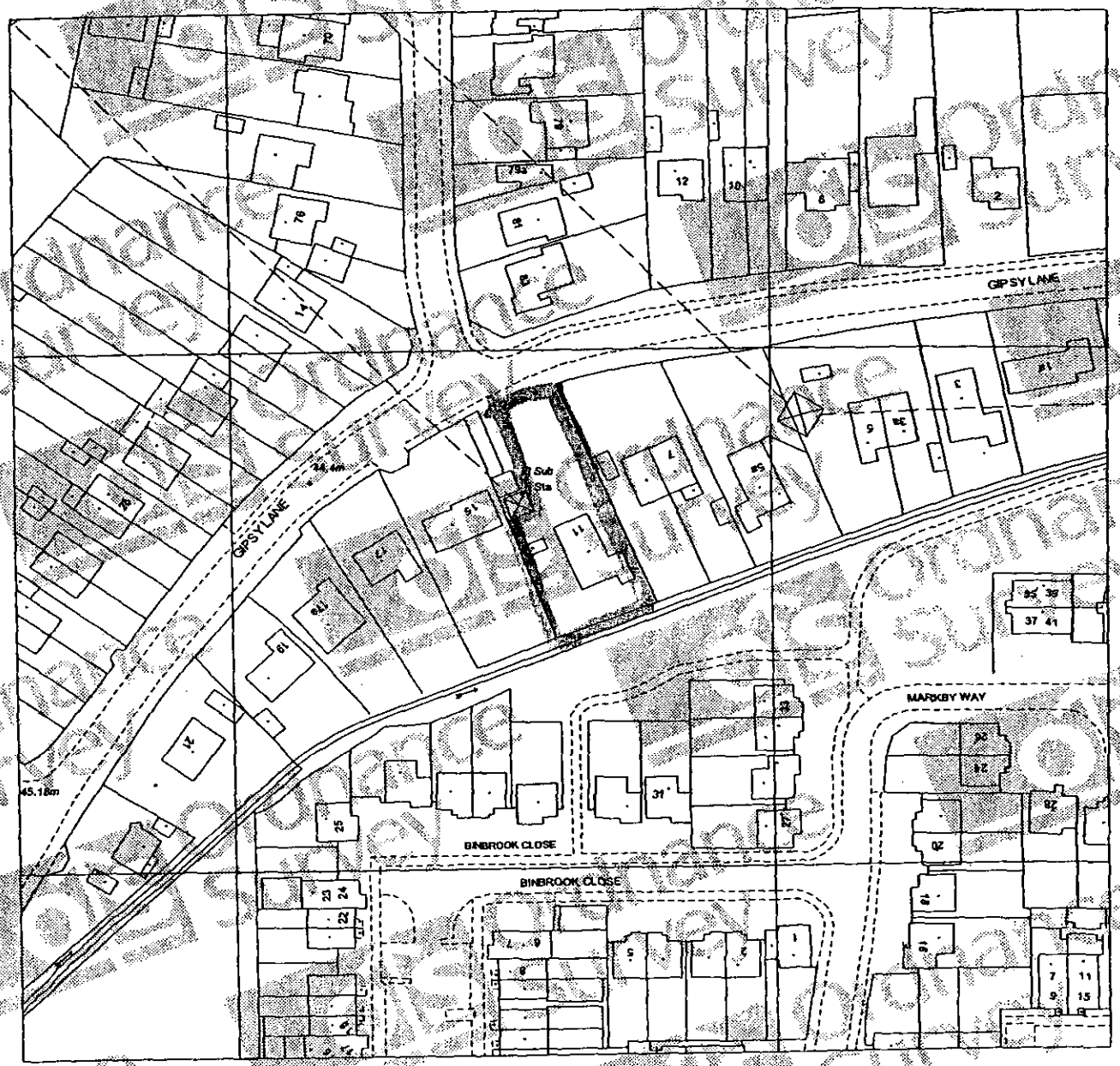
Appeals Assistant

Ordnance Survey®

30. JAN. 2002 5607

Siteplan™

1:1250 Scale



20 0 20 40 60 80

Metres

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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

Ordnance Survey

Supply to prevent unauthorized copying

The Planning Inspectorate

12 Culford Close,
Lower Earley,
READING
Berkshire
RG6 3AS

7th August 2002

Dear Sir,

Re:- Planning Application TP/2002/5607 11 Gipsy Lane Earley

I have received the notice of appeal for the above property and I would like to support the officers of the Wokingham District Council in their action to refuse the application.

My reasons are as follows: -

- I am the District Ward Councillor for the area and I have received a large number of objections to the re- designation of the property as a Church. These have included the noise and the parking problems. The Church has been used and this is a retrospective application; there have been cases where an early start from the Church caused inconvenience to the residents.

I therefore support the council in their rejection of the application on the grounds of WDC policies WOS3; WH3; and LD3 and EN3 (Berkshire Structure plan)

- The Council is particularly concerned about the inadequacy of their housing stock and the loss of a dwelling for accommodation purposes would create additional problems.

I therefore support the Council in their objection to a loss of housing stock for accommodation purposes under policies WH3 of WDC; H6 of the Berkshire Structure Plan and H3 of the Loddon Area Plan

I have also looked at the other sites mentioned in the appeal and wish to comment on these further issues. The **vet, surgery** has living accommodation. The property at **Kenton Road** is a building owned and used by Age Concern and was built for this Charity. The **Optometrists and Dental Surgery** in Gipsy Lane provide essential services to the large Lower Earley community and as such I am sure received any necessary planning

permission required for these purposes. The property **234 London Road** is in Whitegates Ward Earley; if it is used as a Sikh Centre it would have accommodation for their priest. **The Earley Town Council** stated that they wished the applicants to have up to 6 months accommodation until they had time to find alternative accommodation; this is contrary to stating that the "*Earley Town Council had no objection.*"

I do not know which local Councillors from WDC sent in letters of support. The three local Ward Councillors did not send in letters of support and pointed out to the applicant that the construction of a Church in these premises was not an application which would receive their approval.

The applicant has stated those WDC officers from Highways and Environment had no objection with the Plan; I must point out that the Planning Officers of the environment department considered the plans and rejected them. This was on the grounds submitted by the officers on the basis of the application being contrary to Council' s policies. It did not go to the Development Control Committee because the local Councillors were satisfied with the policies and actions taken by the District Planning Department and did not ask for the application to be "listed".

I support the Council in its actions and ask that the Inspectorate reject this Appeal.
Yours Sincerely

Cllr David Swindells
Little Hungerford Ward - Earley

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : The Sarum Hill Trust

APPEAL SITE : 11 Gypsy Lane, Earley, Reading.

REASON FOR APPEAL : Refusal of planning application for the temporary change of use of a dwelling to meeting rooms for worship (retrospective).

LOCAL PLANNING AUTHORITY REFERENCE: HL/TP/2002/5607

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/02/1095971

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is located within the identified settlement of Earley and is opposite the junction of Meadow Road with Gipsy Lane. The property is surrounded by residential properties although there is a dental practise at 5A Gipsy Lane (two properties further east). There is also a electricity sub-station located along the front western side boundary.

1.02 The site contains a detached single storey bungalow and a garage along one side. The site is currently not in residential use and at the time of the planning application (January 2002), the site had been used as a meeting place for worship for 10 months. The dwelling is set back from the road by approximately 28m allowing a large, grassed front garden with driveway to the garage. There are a number of trees and shrubs located in the front garden.

2.00 RELEVANT PLANNING HISTORY.

2.01 There is no relevant planning history on this site with the exception of planning approval for the existing bungalow and garage.

2.02 A retrospective planning application for the temporary change of use was refused on 22/03/2002 (planning application number TP/2002/5607). This decision is the basis for this appeal.

3.00 RELEVANT PLANNING POLICY.

3.01 The appeal needs to be considered in the context of Policy EN2 – 'Protection from Environmental Nuisance', Policy LD3 – 'Environmental Impact of Development' and Policy H6 – 'Development Proposals Involving the Loss of Housing' of the Berkshire Structure Plan, which was adopted by the Berkshire County Council in November 1995.

3.02 Policy LH3 – 'Existing Residential Uses' of the Loddon Area Local Plan, which was adopted on the 5 May 1995.

3.03 Material Consideration must also be given to the emerging Wokingham District Local Plan (Deposit Draft October 1997) and as amended in April 1999. However, this document has formed the basis of development control decisions since 21 October 1997. Policies WOS3

– 'Development Control Principles' and WH3 – 'Existing Residential Uses' should also be considered.

3.04 The Public Inquiry for the emerging Wokingham District Local Plan commenced on the 6 October 1998 and was closed on the 29 November 2000. The inspector's statement was published in November 2001, though the Council has not yet resolved whether or not to accept the Local Plan Inspector's Report either in full or in part.

4.00 THE APPEAL APPLICATION.

4.01 The appeal application was registered by the Council on the 30 January 2002.

4.02 During the consultation period of the application 2 letters raising concerns were received from local residents.

5.00 THE CASE FOR THE LOCAL PLANNING AUTHORITY.

5.01 The proposed development is for the temporary use of a residential dwelling for worship/prayer meetings at 11 Gipsy Lane.

5.02 The bungalow has been used for a place of worship for the past year. Meetings occur on a twice-weekly basis (early Sunday morning and Monday evenings) for approximately 35 people. The meetings last less than an hour each and are held in the existing lounge and dining area located at the front of the bungalow.

5.03 Residential dwellings surround the property on both sides and as such, the noise caused by manoeuvring and parking of vehicles will have an impact on these properties. Combined with this, will be the noise of people talking on entering and leaving the meeting as well as the illumination of car lights. The number of people using the site for the meetings is considered to be large and the number of associated vehicles will cause disturbance to the neighbouring properties. Several noise complaints have been made to local Councillors regarding the site.

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

5.05 At the present time the bungalow is not in use. The appellant stated in the application that residential use of the dwelling would cease while the meetings were taking place. The change of use, albeit temporary, to a meeting place results in the loss of housing stock. The appellant applied for temporary permission for 6 – 12 months, during which time they were to look for a more suitable premise. The use has therefore been carried out for nearly 17 months already and no suitable premise has been found. Temporary permission may give rise to further applications to extend the change of use period, as well as a more permanent fixture application at a later date, which would be difficult to refuse. Extended use of this premise for a meeting place would result in the permanent loss of a residential dwelling.

5.06 The appellant has given several other sites in the Reading/Wokingham area that were residential dwellings and are now being utilised for community use, and has stated that these have set a precedent. Each planning application must be assessed on its own merits, and as such, in this case the proposal was deemed to cause noise to the detrimental effect of the surrounding residential property owners. Indeed, several noise related complaints have already been received by the Local Councillor. Despite this, it is important to note that the Dentists surgery at 5a Gipsy Lane was originally in residential use, as was the Optometrists Surgery at 46 Gipsy Lane. Over time, both of these sites have been converted to D1 use. Both of these businesses are considered to benefit the whole community.

6.00 CONCLUSION.

6.01 The proposed development, albeit of a temporary nature, is considered to result in an increase in noise and disturbance to surrounding residential properties, as well as resulting in a loss of housing stock.

6.02 It is therefore, respectfully requested that the present appeal be DISMISSED.

APPENDICES.

1. Location plan 1:1250.

2. Policies EN2, LD3 and H6 of the Berkshire Structure Plan.

3. Policy LH3 of the Loddon Area Local Plan.

4. Policies WOS3 and WH3 of the Wokingham District Local Plan.

5. Proposed conditions in the event of the appeal being allowed without prejudice to the council's case.

File in appeal file please

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728645
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8645

62961 D9

07 NOV 2002

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: TP/2002/5607

Our Ref: APP/X0360/A/02/1095971

Date: 6 November 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THE SARUN HILL TRUST
SITE AT 11 GYPSY LANE, EARLEY, READING, BERKS, RG6 7HF

I am writing to inform you that the Inspector appointed by the First Secretary of State to determine the above appeal is

Mrs W Hoare LLB Solicitor.

As part of the normal procedures, the Inspector will be visiting the site. The purpose of the visit is to enable the Inspector to assess the impact of the development on the surrounding area. We understand that the site can be adequately viewed without any need to gain access to private land. Therefore, the Inspector will visit the site unaccompanied by the parties. Our aim is for the visit to be carried out during the week commencing 11 November 2002. * However, the time and date on which the visit actually takes place will be at the discretion of the Inspector.

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully

Miss Victoria Hutchinson

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209G

* Probably 12/11 as this Inspector is doing another SV that day.

File please in appeal file.

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

61775

DG

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: TP/2002/5607

Our Ref: APP/X0360/A/02/1095971

Date: 2 October 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THE SARUN HILL TRUST
SITE AT 11 GYPSY LANE, EARLEY, READING, BERKS, RG6 7HF

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

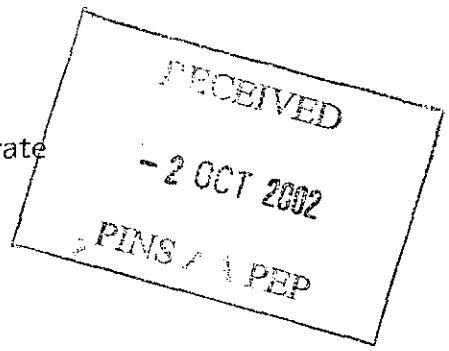
pp.

Mrs Margaret Pocock

217L(BPR)

The Sarum Hill Trust
c/o 50 Cressingham Road
READING
RG2 7JR

1 October 2002



The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

For the attention of Mrs M Pocock

Dear Mrs Pocock

Re: Appeal at 11 Gypsy Lane, Earley, Reading - Your Ref APP/X0360/A/02/109597

Following receipt of your letter dated 12 September 2002 regarding the LPA statement and 3rd party correspondence relating to the above appeal, I bring the following comments to your attention. These relate to the letter by Mr D Swindells dated 7 August 2002.

Mr Swindells states: 'There have been a large number of objections' (presumably prior to the application). If this was so, why did he not refer the detail of these objections to the Environmental Health Department prior to us making an application. We know of only one complaint to the Wokingham District Council which was refered to us by Mr D G Purton on 18 October 2001. This disturbance was drawn to the notice of the Planning Inspectorate in the appeal notice (please see our item 1 Background). We would like him to produce the evidence showing these objections.

He refers to LD3 of the Berkshire structure plan. This states that proposals 'will only be permitted where they do not give rise to unacceptable level of impact to the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses'. We do not consider that our planning application violates LD3.

He refers to WOS3. We have read WOS3 Development Control Principles and we are somewhat confused since we are not 'developers' nor is this a 'development'.

He refers to WH3 regarding the loss of a residential accommodation. We accept this point but would point out that the bungalow is to provide a essential community services and that since the application is temporary, no long-term loss of dwelling will occur.

He refers to EN3. We have been sent EN2 by Wokingham District Council but we cannot find any reference to EN3. Hence we cannot comment.

He refers to Kenton Road being used by a charity. We also are a registered charity.

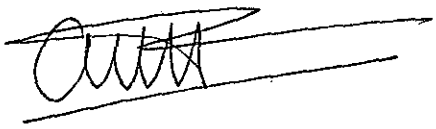
Contd.....

He would seem to degenerate the proposal to provide a community church as a lower importance to the community than an optometrists and a dental surgery. Why he should be so opposed to us using the building for a short-term community use leaves us very puzzled as to his motives.

He refers to his local ward councillors pointing out to us 'the applicant', that the construction of a church would not 'receive their approval'. We would draw your attention to the fact that no such letter or direction was ever received, nor did they make any contact with us. In any case we are not undertaking the 'construction of a church'.

I trust the above is clear and look forward to hearing from you in the near future.

Yours sincerely



Cyril Parsons

The Planning Inspectorate

60991.

File in appeal file please

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

DA

13 SEP 2002

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: TP/2002/5607

Our Ref: APP/X0360/A/02/1095971

Date: 12 September 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THE SARUN HILL TRUST
SITE AT 11 GYPSY LANE, EARLEY, READING, BERKS, RG6 7HF

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter. 2/10

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

Mrs M Pocock

211AL(BPR)

EARLEY TOWN COUNCIL

Town Clerk & Treasurer
RICHARD RAYMOND D.M.A., A.C.I.S.

Council Offices,
Radstock Lane,
Earley,
Reading, RG6 5UL

Tel. No. (0118) 986 8995
Fax No. (0118) 975 6681

My Ref: P.1A/mjb/4675
Your Ref:

6 August 2002

Dear Mrs. Pocock,

REFERENCE APP/XO360/A/02/1095971 - 11 GIPSY LANE, EARLEY

We have recently received notification from Wokingham District Council that The Sarum Hill Trust have submitted an appeal against the District Council's refusal to allow planning permission for the temporary change of use of a dwelling to meeting rooms for worship.

The supporting information submitted by the appellants does, it is felt, somewhat mis-represent the views of the Town Council on this proposal. I have therefore reproduced below the Town Council's observations submitted to the District Council when we were originally asked to comment on this proposal, which, as you see, are more detailed than the 'no objection' indicated by the appellants:

> *"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."*

I would be most grateful if our original observations could be made known to the Inspector when considering this appeal.

As requested, I enclose three copies of this letter and thank you in anticipation of your assistance.

Yours sincerely,

M. BRISTOW (Mrs.)
DEPUTY TOWN CLERK

Mrs. M. Pocock,
The Planning Inspectorate,
Room 3/03, Kite Wing,
Temple Quay House,
2 The Square, Temple Quay
BRISTOL.
BS1 6PN

e.Mail: administration@earleytc.co.uk
Web site: www.earleytc.co.uk

9, Easby Way
Lower Earley
Reading
RG6 3XA

RECEIVED IN PINS AT
- 8 AUG 2002

5/8/02

Dear Mrs. Pocock,

I would like to support application APP/X0360/A/02/1095971 For temporary change of use for 11, Gipsy Lane.

The application is for temporary change of use, the Christian fellowship are looking for permanent accommodation elsewhere in the area.

The fellowship are meeting in the house, no one knew until they thought they should be real with the law as the home is not inhabited at present.

There will be little extra traffic for the short time the property is used. One of these meetings is on a Sunday morning when there is little other traffic anyway.

The fellowship has been very open and honest with all stakeholders in this application.

I would grant temporary change of use, if there were someone living in the property there would be no need to even ask for change of use. I have had meetings in my house with about 25 people present, there has been no local problems caused. I cannot believe that this application would cause any traffic problems in Gipsy Lane, cause real disruption to the lives of the neighbours or is of detrimental effect to the area. Less than one hundred yards down the road, in Brookside Close, there is a loud charismatic church that can have many attendees, occasionally causing parking problems for the congregation but no feedback of complaints.

Yours sincerely

David Hare

Councillor David Hare (Wokingham U.A. & Earley Town Council.)

The Planning Inspectorate

RECEIVED
08 AUG 2002
PTS

12 Culford Close,
Lower Earley,
READING
Berkshire
RG6 3AS

1095971

7th August 2002

Dear Sir,

Re:- Planning Application TP/2002/5607 11 Gipsy Lane Earley

I have received the notice of appeal for the above property and I would like to support the officers of the Wokingham District Council in their action to refuse the application. My reasons are as follows: -

- I am the District Ward Councillor for the area and I have received a large number of objections to the re- designation of the property as a Church. These have included the noise and the parking problems. The Church has been used and this is a retrospective application; there have been cases where an early start from the Church caused inconvenience to the residents.

I therefore support the council in their rejection of the application on the grounds of WDC policies WOS3; WH3; and LD3 and EN3 (Berkshire Structure plan)

- The Council is particularly concerned about the inadequacy of their housing stock and the loss of a dwelling for accommodation purposes would create additional problems.

I therefore support the Council in their objection to a loss of housing stock for accommodation purposes under policies WH3 of WDC; H6 of the Berkshire Structure Plan and H3 of the Loddon Area Plan

I have also looked at the other sites mentioned in the appeal and wish to comment on these further issues. The **vet, surgery** has living accommodation. The property at **Kenton Road** is a building owned and used by Age Concern and was built for this Charity. The **Optometrists and Dental Surgery** in Gipsy Lane provide essential services to the large Lower Earley community and as such I am sure received any necessary planning

permission required for these purposes. The property **234 London Road** is in Whitegates Ward Earley; if it is used as a Sikh Centre it would have accommodation for their priest.

The Earley Town Council stated that they wished the applicants to have up to 6 months accommodation until they had time to find alternative accommodation; this is contrary to stating that the "*Earley Town Council had no objection.*"

I do not know which local Councillors from WDC sent in letters of support. The three local Ward Councillors did not send in letters of support and pointed out to the applicant that the construction of a Church in these premises was not an application which would receive their approval.

The applicant has stated those WDC officers from Highways and Environment had no objection with the Plan; I must point out that the Planning Officers of the environment department considered the plans and rejected them. This was on the grounds submitted by the officers on the basis of the application being contrary to Council' s policies. It did not go to the Development Control Committee because the local Councillors were satisfied with the policies and actions taken by the District Planning Department and did not ask for the application to be "listed".

I support the Council in its actions and ask that the Inspectorate reject this Appeal.

Yours Sincerely

Cllr David Swindells

Little Hungerford Ward - Earley



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

4.8 The provision of suitable small recycling facilities, such as bottle and can banks, in association with development acceptable under other policies in this Plan, will contribute towards meeting a target of recycling at least 25% of the County's household waste by the year 2000 as proposed in Policy W2 (35% by 2007). The nature and type of facilities will depend on the type of development and the waste management systems being used. However, the facilities may include two separate elements :

- local recycling facilities for the public to deposit different types of recyclable material; and
- facilities for source separation and storage of different types of waste.

4.9 Policy LD2 will normally apply to the following categories of development:

(i) housing proposals for 100 or more dwellings;

(ii) new development, redevelopment or refurbishment of shopping centres or facilities where the floorspace of existing and new development amounts to 500 sq.metres or more;

(iii) business, industrial, distribution or storage development involving a net increase in floorspace of 500 sq.metres or more;

(iv) major transport, leisure, recreation, tourist or community facilities;

(v) car parks for the public including 'park and ride' schemes with over 200 spaces; and

(vi) appropriate smaller developments which frequently attract a significant number of people (e.g. community or shopping schemes).

ENVIRONMENTAL IMPACT

4.10 The County Council considers that even where proposals for development may be acceptable in principle within the provisions of other policies in the Structure Plan and in local plans, local planning authorities need to be satisfied that proposals will not have any significant adverse environmental impact.

Environmental Impact of Development

Policy LD3 **Development 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.**

4.11 In a highly constrained County such as Berkshire, most major development is likely to have a significant impact, either by itself or cumulatively, and environmental assessments may be required for a wider range of development than that specifically referred to in Circular 15/88 in order to determine the acceptability of proposals.

4.12 Circular 15/88, which explains the provisions of the Town and Country Planning (Assessment of Environmental Effects) Regulations advises that environmental assessments need to be carried out for development proposals which are likely to have significant environmental impacts by virtue of their nature, size and location. To enable the local planning authorities to make such assessments, relevant proposals should be accompanied by "environmental statements" on the lines set out in Schedule 3 to the Regulations. The Circular gives a broad indication of the type and scale of project which may require an environmental assessment, although it is recognised that an assessment may also be needed for smaller development proposals where they are likely to give rise to significant environmental effects.

4.13 It will be up to the local planning authorities to determine the size, location and types of development for which an environmental assessment will normally be required. The environmental statement provided by a developer with a planning application should examine the impacts of the proposed development and make clear how measures to ameliorate these impacts have been incorporated into the design of the development, so that the local planning authorities can properly undertake an environmental assessment. Judgement as to whether on balance a particular proposal is likely to have an unacceptable impact on the environment will depend upon the size, location and type of development being considered.

4.14 Many proposals which do not necessitate a full environmental statement as specified in Schedule 3 to the Regulations may, nevertheless, have a substantial environmental impact either individually or cumulatively with other schemes. In such cases, planning applications will need to be accompanied by sufficient relevant information for their impact to be assessed by the local planning authority.

4.15 The County Council, as highway authority, will ensure that the environmental impact of new transport schemes or improvements is minimised. Improvements to the highway network will need to take account of the broader environmental implications, as well as the transport benefits of any scheme.

Environmental Impact of Transport Schemes

Policy LD4 **The County Council will seek to ensure that the environmental impact of any transport scheme is kept to the practical minimum by comprehensive planning.**

4.16 Steps to be taken in seeking to minimise the potential environmental impact of transport improvements will include careful alignment, design and use of materials, together with comprehensive landscaping and forms of lighting and signage that are as unobtrusive as possible.

6.3 In order to secure improvements in the environment of built-up areas, local plans will need to include guidelines on a wide range of matters raised in the policy. Particular public concerns have been raised about the quality of design in new development and about increased densities in the built-up areas. While the latter may help reduce the need for travel and minimise the loss of open countryside, it may also lead to problems of congestion, loss of tree cover and open land, and deterioration in environmental quality in established neighbourhoods.

6.4 Policy EN1 is intended positively to encourage appropriate regeneration in line with Government guidance. It is not proposed that appropriate changes of use of buildings should be restricted whether they are currently vacant or not. Derelict land which has been the subject of contamination may be appropriate for redevelopment, but only if there is no danger created for the new use of the site or through the transport and re-deposit of contaminated matter on a site elsewhere.

Environmental Nuisance

6.5 Certain kinds of development can give rise to nuisance which can affect occupiers of buildings, passers-by or those using outdoor space. There is a need to prevent new problems from arising, and to limit or reduce the nuisance from existing sources. The impact of nuisance may in some circumstances be limited by curbing development in areas affected, and this is appropriate where (as is the case for aircraft noise) little can be done to reduce the nuisance in the short term.

Protection from Environmental Nuisance

Policy EN2 **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. In addition, uses sensitive to disturbance such as new houses, schools and hospitals, should not be located in areas already subject to unacceptable levels of these environmental nuisances.**

6.6 In areas affected by high levels of noise, development should be designed to minimise the nuisance caused to future occupants. Unacceptable levels of environmental nuisance will be defined through the local plan process and by building upon studies such as the County Council's State of the Environment Report. The County Council has also recently published environmental noise planning guidelines to assist with the implementation of Policy EN2 and to help co-ordinate a standardised approach across the County.

Flooding

6.7 Most of Berkshire's rivers have an associated floodplain which is essential for both flood flow and storage. Development within the floodplain would reduce the storage capacity and impede the flow of water, thereby increasing the risk of flooding elsewhere. Therefore in areas at risk from flooding new development or the intensification of existing development will be resisted. It is also necessary to ensure that the surface water run-off from any new development does not exacerbate flooding or drainage problems elsewhere.

LOSS OF HOUSING

7.45 Development proposals which would result in the loss of housing may require local planning authorities to countenance the release of further housing land, possibly on "greenfield" sites. Therefore, the County Council is concerned that there should be no avoidable loss of housing.

Development Proposals Involving the Loss of Housing

Policy H6 ***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.***

7.46 There may be limits on the increase of residential units in the Green Belt. This is set out in Policy C4. In implementing Policy H6, local planning authorities will have regard to local housing needs.

WIDENING THE CHOICE OF HOUSING

Low-Cost Housing

7.47 The County Council is concerned about the increasing difficulties of securing access to low-cost housing throughout Berkshire.

7.48 The main indicators of the scale of the problem are district council housing waiting lists and the numbers of households accepted as homeless in the County. Relatively low levels of public sector housebuilding and the sale of council houses has meant that the needs of only some of the households on these lists can be met. The County Council also recognises that there is a problem of access to housing for groups such as single-worker households, young people, and many essential workers in service and other industries on below-average incomes who do not appear on, or qualify for, the above lists.

7.49 Although a full response to this problem will require appropriate initiatives in national fiscal and housing policies, the County Council considers that planning policies (at the strategic and local level) can also make a valuable contribution. This is supported by the DoE's Planning Policy Guidance Note 3, "Housing" which recognises that a community's need for affordable housing is a material planning consideration.

7.50 The following policies provide a strategic framework within which the district councils can allow genuine low-cost housing schemes for sale or rent to provide homes for those whose incomes are insufficient to enable them to acquire accommodation on the open market.

6.3 In order to secure improvements in the environment of built-up areas, local plans will need to include guidelines on a wide range of matters raised in the policy. Particular public concerns have been raised about the quality of design in new development and about increased densities in the built-up areas. While the latter may help reduce the need for travel and minimise the loss of open countryside, it may also lead to problems of congestion, loss of tree cover and open land, and deterioration in environmental quality in established neighbourhoods.

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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

PLANNING SERVICES	HPT
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0 6 FEB 2002	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

Heidi Lynch
Development Control Officer
Wokingham District Council

7th February, 2002

Dear Heidi

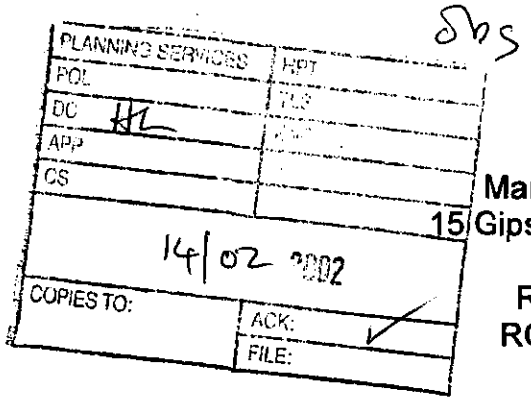
Reference Application Number – TP/2002/5607

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



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.

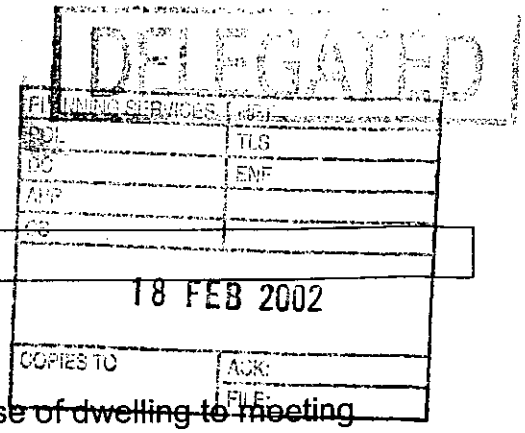
Thank you for giving me the opportunity to make my comments. I would be grateful if you would let me know of your decision, and of any restrictions or otherwise you will place on this proposal.

Yours sincerely

Martin Ball

FROM: Heidi Lynch

DATE: 31 January 2002



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 Development Control	Your Ref:	TP/2002/5607
From:	Tom Payne 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.

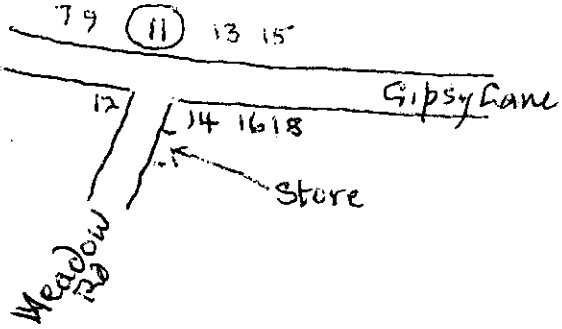
T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

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
POL	TLS
DC	ENF
APP	
CS	
COPIES TO: Mr M	BACK: ✓
	FILE:

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 NS Phillips
(+ Mrs F.M. Phillips)

4/2/2002
0118/9264654

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

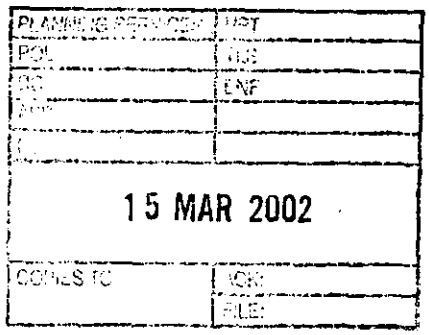
11 Gypsy Lane, Earley

Heidi

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

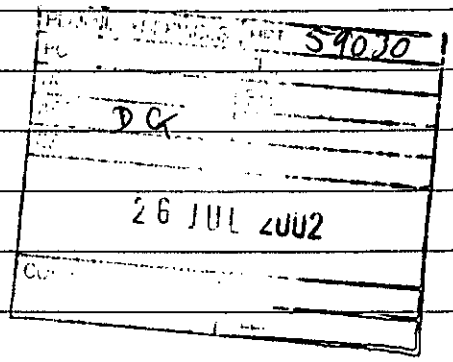
From the information provided, this application is for a temporary change of use of dwelling to meeting rooms for worship. Therefore it is to be used for religious purposes. As there is no loss of public open space, no increase in staffing levels, and the application is for a temporary change of use,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

Tim



The Sarum Hill Trust
C/O 50 Cressingham Rd
Reading RG2 7SR

25th July 2002



Wokingham Planning Services
PO Box 157
State End
Wokingham RG40 1WR

Attn Ms. H. Lynch

Dear Heidi

Re: Application No TP/2002/5607 refused 22/03/2002
11 Gypsey Lane, Earley

Please find enclosed a copy of our planning appeal document sent to the Planning Inspectorate at Bristol.

Please could you advise Mr Hedley in your planning enforcement Dept that an appeal has been lodged.

Yours Sincerely

C.D Parsons
0118/9131818

C D Parsons
50 Cressingham Road
READING
RG

10 July 2002

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Sirs

Re: 11 Gypsy Lane, Earley, Reading, RG6 7HF

We would like to make a formal planning appeal regarding the above site, the planning application which was refused by Wokingham District Council on 22 March 2002.

We enclose:

a) Planning Appeal form
b) Site plan
c) A copy of the letter to Wokingham District Council dated 30 October 2001 requested pre-application advice
d) Section 66 certificate
e) A copy of the original planning application to Wokingham District Council
f) A copy of the site plan
g) A copy of Wokingham District Council's letter dated 14 January 2002 requesting further information
h) A copy of Wokingham District Council's refusal notice
i) A copy of our letter dated 28 January 2002 in response to the Wokingham District Council's letter 14 January 2002
j) A copy of the suggested parking space layout
k) A copy of our letter dated 20 December 2001 which accompanied the original planning application
l) A copy of the Wokingham District Council's acknowledgement of receipt of planning application
m) A copy of the proposed use of room layout
n) A copy of letters from various councillors supporting the appeal.

We trust this appeal is in order but should you have any further queries please do not hesitate to contact me on the telephone number below.

Yours faithfully

C D Parsons (Mr)
Direct Dial: 0118 913 1818

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

WOKINGHAM UNITARY
Aiming for Excellence

APPEAL BY: The Sarum Hill Trust
SITE: 11 Gipsy Lane, Earley
APPLICATION NO.: 5607
PROPOSAL: Temporary application for the proposed change of use of dwelling to meeting rooms for worship (retrospective)

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Little Hungerford

Mrs D Buckley - Carpenter

Mr C Edmunds

Mr D Swindells

Clerk(s) of Parish / Town Council of Earley

Mr R Raymond, Earley Town Council, Radstock House, Radstock Lane, Earley RG6 2UL

Environmental Services Department, Engineering Services, Wokingham District Council,
PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

COUNCILLOR HARE

The Owner / Occupiers of the following addresses in Earley:

29-31 Binbrook Close

9,11 &14-16 Gipsy Lane

33 Markby Way

78 & 83 Meadow Rd

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

63420

20 NOV 2002

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: TP/2002/5607

Our Ref: APP/X0360/A/02/1095971

Date: 19 November 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THE SARUN HILL TRUST
SITE AT 11 GYPSY LANE, EARLEY, READING, BERKS, RG6 7HF

I enclose a copy of our Inspector's decision on the above appeal.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 8139

E-mail: Complaints@pins.gsi.gov.uk

Yours faithfully

KF

Mrs Margaret Pocock

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: August 30, 2002
My ref: TP/2002/5607
Your ref: APP/X0360/A/02/1095971

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Mrs Pocock

APPEAL BY: The Sarum Hill Trust
SITE: 11 Gipsy Lane, Earley

With reference to this appeal, I enclose 2 copies of the Authority's statement of case..

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: August 20, 2002
My ref: TP/2002/5607
Your ref: APP/X0360/A/02/1095971

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Mrs Pocock

APPEAL BY: The Sarum Hill Trust
SITE: 11 Gipsy Lane, Earley

I have received your letter dated August 15, 2002 requesting a copy of Policy EN3.

This policy was mentioned on the refusal notice in error for EN2, of which I believe you have a copy.

I apologise for the confusion this has caused.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

File note:

46 & 5A Gipsy lane have no residential use

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

PLANNING SERVICES	HRD 9909
POL	TLS
DC 19	ENF
APP	

16 AUG 2002

COPIES TO	

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: TP/2002/5607

Our Ref: APP/X0360/A/02/1095971

Date: 15 August 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THE SARUN HILL TRUST
SITE AT 11 GYPSY LANE, EARLEY, READING, BERKS, RG6 7HF

I refer to the above appeal and to the questionnaire.

Would you please send Policy EN3 of the Berkshire Structure Plan. It is mentioned on the refusal notice but not included with the questionnaire.

Thank you.

Yours faithfully

pp Mrs Margaret Pocock

211B(BPR)

EN3 Berks Structure Plan to Inspectorate + agent 20/08/02.

Tel. (0118) 974 6448 (Direct Line)
Date: August 8, 2002
My ref: TP/2002/5607
Your ref: APP/X0360/A/02/1095971

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Mrs Pocock

APPEAL BY: The Sarum Hill Trust
SITE: 11 Gipsy Lane, Earley

With reference to this appeal, I enclose 2 copies of third party correspondence & my reply.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 8, 2002
My ref: TP/2002/5607
Your ref:

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

Rev P Phillips
14 Gipsy Lane
Earley
Reading
RG6 7HB

Dear Sir

APPEAL BY: **The Sarum Hill Trust**
SITE: **11 Gipsy Lane, Earley**

Thank you for your communication about the above appeal.

When it was brought to the attention of the Council that this property had undergone a change of use without planning permission, the Trust was told to put in a retrospective application. They did so & the application was refused.

They have now exercised their right to appeal to the Department of the Environment against that decision.

The Planning Officer dealing with the appeal for the Council is Heidi Lynch & she has visited the site. It is also being monitored by Jerry Hedley of our Enforcement team. I believe he has also visited the site, but he is out of the office & so I am unable to confirm this.

Heidi & Jerry can be contacted at the address at the top of this letter & their telephone numbers are 9746482 & 9746447 respectively.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Copied to Insp/Enf.

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 02 August 2002
My ref: **TP/2002/5607**

OBS

PLANNING SERVICES | NPT 59534
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07 AUG 2002
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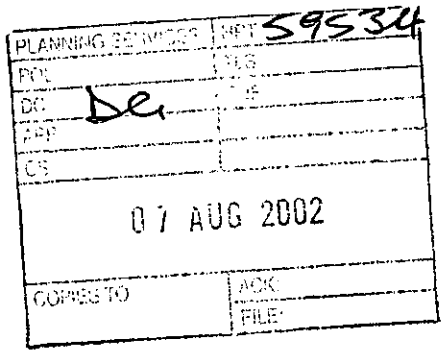


The Owner / Occupier
14
GIPSY LANE
EARLEY
READING
RG6 7HB

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 Sir/Madam

APPLICATION No: TP/2002/5607
APPEAL BY: The Sarum Hill Trust
SITE: 11 Gipsy Lane Earley Reading
PROPOSAL: Temporary application for proposed change of use of dwelling to meeting rooms for worship (retrospective).

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of written statements by the appellant and the Council.

Comments already made, following the original application for planning permission, will be forwarded to the Planning Inspectorate.

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1095971**. Comments received after **11/09/2002** will not normally be seen by the Inspector & will be returned.

The application, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during office hours (08:30- 17:00 Monday to Thursday, & 08:30-16:00 Friday).

A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the Appeal decision, please request one from Mrs Pocock at the Inspectorate.

Yours faithfully

Denise Gumbrell

Appeals Assistant

6/8/2002 Rev P.N.S. Phillips MA ALCD Cof EDUC. 14 Gipsy Lane, Reading RG6 7HB

Dear Denise Gumbrell,

I can only assume that The APPEAL is because the Tennants at 11 Gipsy Lane have already disobeyed the provisions of a Residential Area & have already transformed No: 11 into a Place of Worship so that it could not be sold or used by some one as a Residence? Has this Residence been visited by Wokingham Council to check this? yours Patrick NS Phillips.

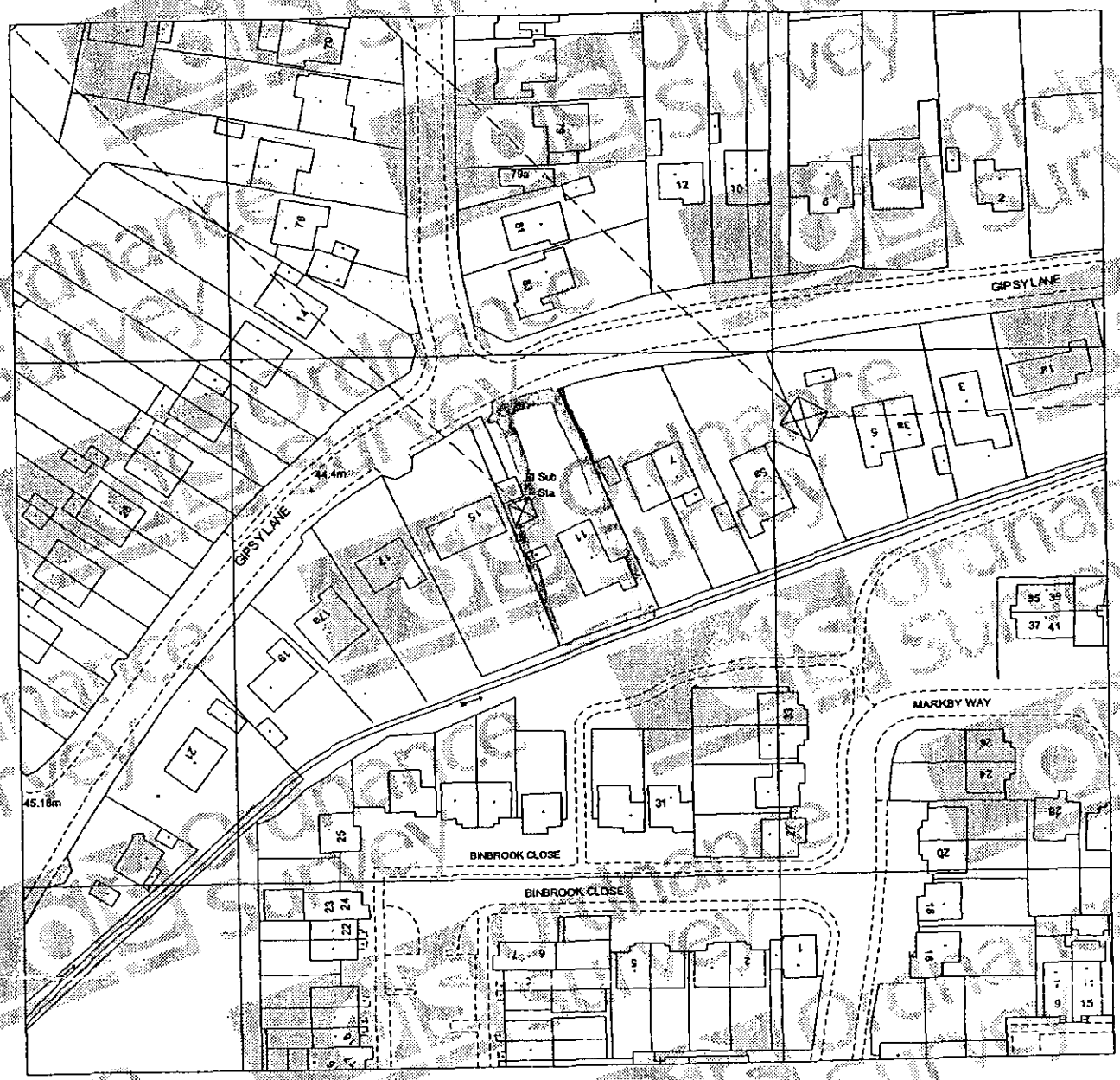
Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk

30 JAN 2002 5607

Ordnance Survey®

Siteplan™

1:1250 Scale



20 0 20 40 60 80
Metres

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

REFUSED

Produced 28 Apr 2001 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2001.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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Ordnance Survey and the OS symbol are registered trade marks and Siteplan a trade mark of Ordnance Survey, the national mapping agency of Great Britain.

Centre coordinates : 475959mE 171064mN

National Grid sheet reference at centre of this Siteplan: SU7571SE

Supplied by : Blackwell's Reading
Serial Number : 92

Tel. (0118) 974 6448 (Direct Line)
Date: August 2, 2002
My ref: TP/2002/5607
Your ref: APP/X0360/A/02/1095971

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Mrs Pocock

APPEAL BY: The Sarum Hill Trust
SITE: 11 Gipsy Lane, Earley

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent copies to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 2, 2002
My ref: TP/2002/5607
Your ref:

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

The Sarum Hill Trust
c/o 50 Cressingham Rd
Reading
RG2 7JR

Dear Sirs

APPEAL BY: **Yourselves**
SITE: **11 Gipsy Lane, Earley**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
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Fax No 0117-3728624

GTN 1371-6079

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59279

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01 AUG 2002
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: TP/2002/5607

Our Ref: APP/X0360/A/02/1095971

Date: 31 July 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THE SARUN HILL TRUST
SITE AT 11 GUPSEY LANE, EARLEY, READING, BERKS, RG6 7HF

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

The following documents must be **submitted** within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.

ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and

iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.* Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. Our aim is to arrange the visit within 12 weeks of the **starting date**, but from time to time it may take us a little longer.

You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, you must submit a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

Mrs Margaret Pocock
102(BPR)

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name THE SARUM HILL TRUST

Address C/O 50 CRESSINGHAM RD

READING

Postcode RG2 7JR

Daytime phone no 0118/ 9131813

Fax no N/A

E-mail address N/A

B. AGENT DETAILS FOR THE APPEAL (if any)

Name

Address

Postcode

Your reference

Daytime phone no

Fax no

E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

Date of the planning application 18/12/2001

LPA's application reference no 2002/5607

Date of LPA's decision notice (if issued) 22/03/2002

D. APPEAL SITE ADDRESS

Address 11 GYPSEY LANE, EARLEY

READING

Postcode RG6 7HF.

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box. ☑

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed with the LPA)

TO PROVIDE A TEMPORARY CHANGE OF USE FOR A BUNGALOW, AS A SMALL MEETING ROOM, TO BE USED AS A PLACE OF WORSHIP

Size of the whole appeal site (in hectares)

1/12 ACRE TOTAL SITE

Area of floor space of proposed development (in square metres)

91M²

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions to which you object. ☐
3. Refuse approval of details required by a previous outline planning permission. ☐
4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or

6. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING ☐

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY ☐

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

1) Background

The Brethren have had a church in Reading for over 100 years. We are members of a Christian fellowship know throughout the world as Plymouth Brethren. We have over 200 halls in the UK and have a large hall in Redlands Road, Reading which serves as a main central meeting hall. This main hall is used daily for services and can accommodate over 500 persons.

In 1994 the local churches in Basingstoke and Newbury closed and the members (approximately 60) relocated to Reading, many settling in the Earley district. Since that time we have looked at over 20 various potential sites for a new church hall in the area and have consulted both Reading and Wokingham planning departments on at least 9 occasions regarding these potential sites. Indeed a planning appeal was refused on a site in Crockhamwell Road, Woodley by Wokingham District Council in 1998, which had been previously purchased by a member specifically for a church hall.

Since 1994 we have been meeting in houses for 2 short services per week in 2 locations in the Reading area. Neither of these locations have caused any problem to neighbours and indeed we have not received a single complaint.

Hence when one of our members offered us the use of his bungalow in Gypsy Lane as a temporary meeting place, we felt that this was a good interim 'solution. After using the location for a year, we realised that we ought to apply for a temporary planning application and submitted our planning application on 18 December 2001.

Please refer to our letter to Wokingham District Coucil dated 30 October 2001 requesting pre-planning application advice for details of the services.

During the 12 months that we have used the property prior to making the official planning application, we ensured that all the neighbours were notified of the circumstances and use of the bungalow and in that period only one neighbour made any approach to the Brethren regarding noise. We understand that he was woken one Sunday morning by his dog who was inquisitive as to the Brethren's movements in the adjacent building.

2) The Councillors

Wokingham District Councillors were all consulted regarding this application and most were very supportive. Letters from some of the Councillors were submitted with the application and I now enclose copies for your perusal.

3) Highways/Environmental

The Planning Department's Highways and Environmental staff both had no problem with this application. The Earley Town Council also had no objections.

4) Dentist Surgery

The Dentist Surgery located at 5 Gypsy Lane has a higher daily traffice movement than that generated by our twice weekly services.

5) Landscaping

We are prepared to accommodate any landscaping or parking arrangements/conditions which the council may feel would improve the access and/or noise problem.

H. GROUNDS OF APPEAL (continued)

6) Noise

We do not believe that noise should cause any concern to the amenity or the neighbours. The bungalow would be used for about 35 persons who all live in 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 meetings', 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 any other such PA equipment used.

7) Other sites

There are several other sites in the Reading/Wokingham area which are residential houses/bungalows which have been utilised for community use without problems/noise to the amenity. We enclose details of other precedents permitted by Wokingham District Council.

a) A house at 488 Wokingham Road used as a veterinary surgery

b) A bungalow at 1 Kenton Road used as a day centre by Earley Town Council → Age Concern day centre

c) A house at 46 Gypsy Lane used as a Optometrists surgery } any residential use? } essential uses

d) A bungalow at 5a Gypsy Lane used as a Dentists surgery } been there a long time }

e) 2 linked houses at 234 London Road used as a Sikh centre.
(Whitegates Road / Cumberland Rd Reading
- residential use

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box only* ☐

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B ☒

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served
D.J. PARSONS	28 ADDINGTON RD	6TH JULY 2002
	READING RG1 5PH.	

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☒ ✔

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

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

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

✔

1. A copy of the original **planning application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☑
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
5. A list and copies of all **plans, drawings and documents** sent to the LPA as part of the application. ☑
6. A list and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☑

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. ☐
   Please number them clearly and list the numbers here:

   WE ENCLOSE DETAILS OF 5 PROPERTIES IN THE WOKINGHAM PLANNING AREA WHICH ARE RESIDENTIAL PROPERTIES CONVERTED INTO OTHER USES A COPY OF THIS DOCUMENT HAS BEEN SENT TO WOKINGHAM PLANNING DEPT WITH A COPY OF THIS APPEAL DOCUMENT.

8. Any relevant **correspondence** with the LPA. ☑
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission. ☐
10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached. ☐
11. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
12. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

_____

_____

_____

PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not, your appeal will not normally be accepted).*
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature _____ (on behalf of) THE SARUM HILL TRUST

Name (in capitals) C.D. PARSONS Date 10TH JULY 2002

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration (Reg No: E311018) under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our Website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND:

- **1 COPY to us at**:
  The Planning Inspectorate
  Customer Support Unit
  Temple Quay House
  2 The Square
  Temple Quay
  BRISTOL
  BS1 6PN

  We do not currently accept appeals by e-mail or fax.

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid and who is dealing with it.
2) Tell you and the LPA the procedure for your appeal.
3) Tell you the timetable for sending further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are sent late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

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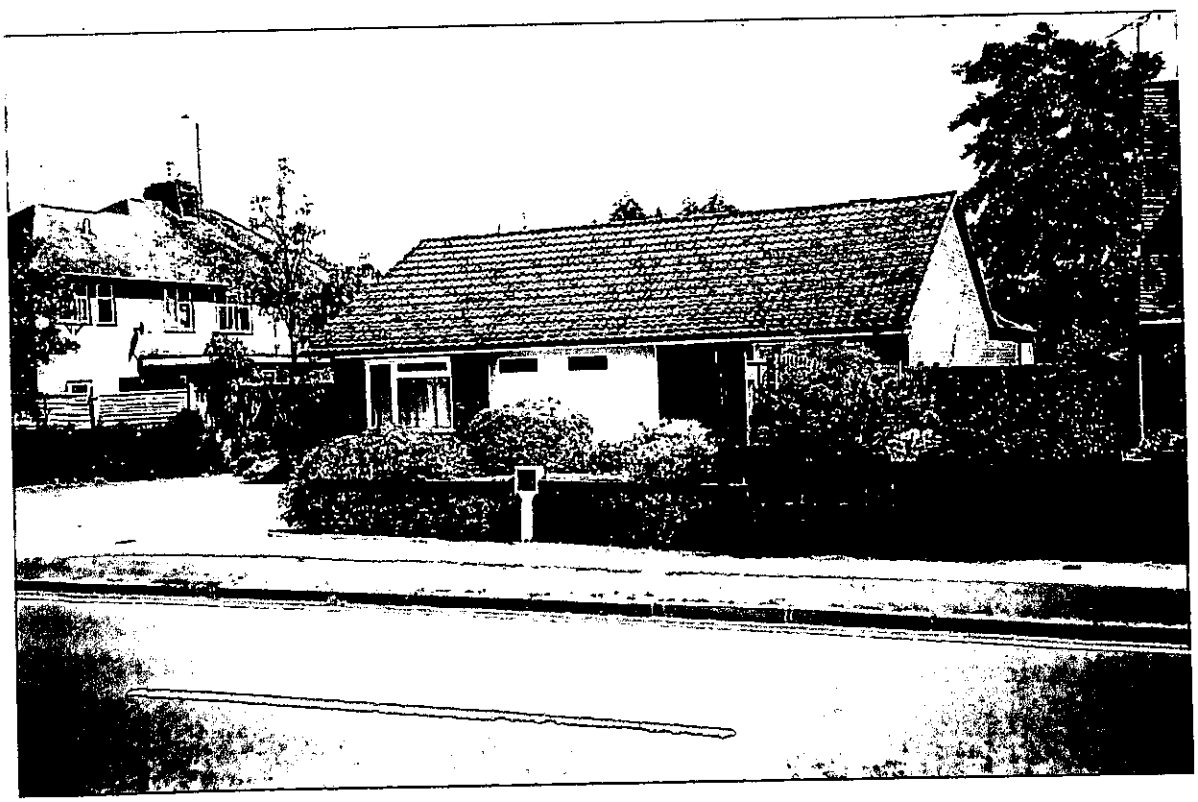

Day Centre 1 Kenton Road (run by Earley Town Council)



SIKH CENTRE London Road No 234 Reading













11 GYPSEY LANE



STEPHEN ABERY OPTOMETRISTS 46 Gipsy Lane



GIPSY LANE DENTAL PRACTICE 5A Gipsy Lane