[redacted]

SYSTEMS LTD

APPLICATION NO:
F/2000/1618

LOCATION:
44 Adwell Drive, Lower Earley Reading.

APPLICANT:
Mr & Mrs Whatley C/O John R Hall

PROPOSAL:
Proposed two storey rear extension to dwelling and front porch extension.

EARLIEST DATE FOR DECISION: **03/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
21/07/2000

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Whatley
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Reading
Berkshire
RG7 1AX

Application Number: F/2000/1618

Parish: **EARLEY**

Location: **44, Adwell Drive, Lower Earley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling and front porch extension.**

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

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level and above in the south-west elevation.

Condition
4. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
5. The applicant needs to take care to protect the mature trees on the site and in particular the Oak in the side boundary of the plot which is the subject of a Tree Preservation Order. The applicant's attention is drawn to the need to protect the trees, branches and roots during the time of the construction works. The applicant should be guided by the British Standard No.5837: Guide for Trees in Relation to Construction, which sets out methods of protecting trees. The BS is available from the stationery Office and it can be consulted in main libraries.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. In the interests of the future health and amenity value of the trees.

Reason
5. In the interests of the future health and amenity value of the trees.

John Mitchell
Development Control Manager
Date: 20/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 6 September, 2000
My ref. BC/DC/F/2000/1618
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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs P Whatley
C/o John R Hall
Setley Cottage
Basingstoke Road
THREE MILE CROSS
Berkshire
RG7 1AX

Dear Sir

PLANNING PERMISSION F/2000/1618
SITE: 44 ADWELL DRIVE, LOWER EARLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1618 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

JOSS MILLER
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1618	J.M.
BUILDING CONTROL NUMBER	FP2000/1073	Paul
~~APPLICANT~~/AGENT	John R Hall.	
ADDRESS OF SITE	44. Adwell Drive EARLEY.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext (front porch ext - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PBC/1624	PBC/1624
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/11/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/9/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/1618
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	works
3	SC08	SR08	first floor level and above
			south-west elevation
4	SC49	SR18	
5.		SR18	[illegible]

The ap[illegible]

The applicant needs to take care to protect the mature trees on the site and in particular the oak in the side boundary of the plot which is the subject of a Tree Preservation Order. The applicant's attention is drawn to the need to protect the trees, branches and roots during the time of the construction works. The applicant should be guided by the British Standard no. 5837: *Guiide for Trees in Relation to Construction*, which sets out methods of protecting trees. The BS is available from the Stationery Office and it can be consulted in main libraries.

John Mitchell
20/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 44 Adwell Drive
Lower Earley Reading.

APPLICATION NUMBER: F/2000/1618

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/6

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Modern estate of detached houses.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tiles.

4. RELATIONSHIP TO ADJOINING PROPERTIES
O/s side window to 48.
public footpath to side.

5. SITE CONSTRAINTS

TREES 5m beech 7m from house.

ACCESS/PARKING 2 spaces.

LEVELS

BOUNDARY TREATMENT 1.8m fence side & rear.

OTHERS

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1618**

By hand 4/7.

44, Adwell Drive, Lower Earley, Reading.

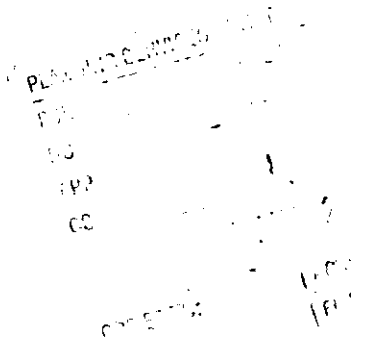
Proposed two storey rear extension to dwelling and front porch extension.

~~I wish this application to be listed~~ should the officers recommendation be for refusal

~~and my reason(s) are~~ please contact me

Signed: Councillor Rolls

Date: 4/3/00



WORK SHEET FOR : Joss Miller

Application Number : F/2000/1618

Applicant : Mr & Mrs Whatley C/O John R Hall.

Location : 44, Adwell Drive, Lower Earley, Reading.
Proposal : Proposed two storey rear extension to dwelling and front porch extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/7

Date of Neighbour Notifications : 9/6

Date of Site Visit : 12/6

Date Registered : 26/05/2000

Earliest Date for Decision : 03/07/2000

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application will have expired on: 21/07/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Trees – Condition
Earley TC – No objection
Env Health – No objection
Env Agency – No objection

Planning Issues :

Effect on street scene & neighbouring properties WBC1
Identified settlement.

Application Number: F/2000/1618

Appraisal :

This application is for a two storey rear extension

Neighbours

The extension is 4.5m from the boundary of No 42 and is situated to the north-east. There is one high level window on the south-west elevation (approx 1.8m off the floor) There is a 1.8m fence on the boundary. The width is 6.0m, the depth is 4.0m, the eaves height is 5.0m and the ridge height is 7.4m. The roof is hipped away from the neighbours and has a gable end. Any impact regarding overshadowing, overbearing and privacy issues are not sufficient to warrant a refusal. All other neighbours are a sufficient distance for any impact to be minimised. The porch is 2.1m deep, 2.1m wide, 2.8m to the eaves and 3.4m to the ridge. It is of a modest size and all neighbours are a sufficient distance for any impact to be minimised.

Street scene.

The 2 storey rear extension will be partially obscured from the public footpath by the trees and shrubery. The design is in keeping with the original dwelling and is the porch. Therefore any impact on the street scene will be minimised.

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

(tick appropriate box)

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 11th July 2000

Location: 44 Adwell Drive, Lower Earley.

Proposal: Proposed two storey rear extension to dwelling and front porch extension.

Application Number: F/2000/1618

In response to your consultation dated 9th June 2000 for the above application, the landscape comment is as follows:

The application is acceptable and fits the amenity of the area.

The applicant needs to take care to protect the mature trees on the site and in particular the oak in the side boundary of the plot which is the subject of a Tree Preservation Order. The applicant's attention is drawn to the need to protect the trees, branches and roots during the time of the construction works. The applicant should be guided by the British Standard no. 5837: *Guiide for Trees in Relation to Construction*, which sets out methods of protecting trees. The BS is available from the Stationery Office and it can be consulted in main libraries.

Patricia Green

Patricia Green
Landscape Consultant

FROM: Joss Miller

DELEGATED

DATE: 09 June 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1618

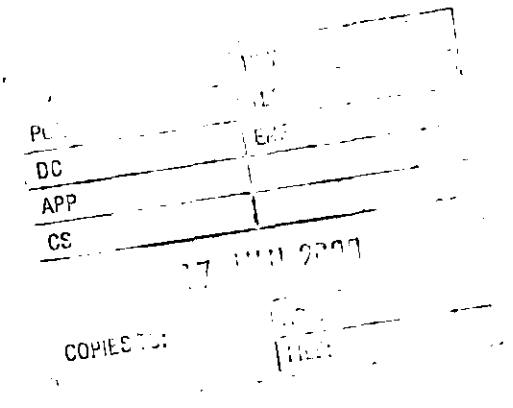
Proposal: Proposed two storey rear extension to dwelling and front porch extension..

Site Address: 44, Adwell Drive, Lower Earley, Reading.

Applicant: Mr & Mrs Whatley C/O John R Hall.

Your observations are required in respect of this application **by 03/07/2000** .

NO OBJECTION

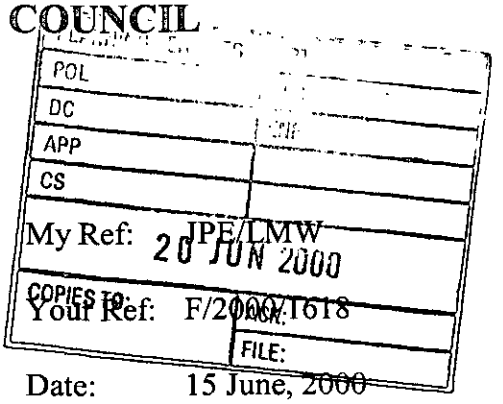


SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis, Environmental Health

To: Joss Miller, Planning

My Ref: JPE/LMW

Your Ref: F/2000/1618

Date: 15 June, 2000

PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND FRONT PORCH EXTENSION

LOCATION: 44 ADWELL DRIVE, EARLEY

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

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Our ref: SP\2000\001886/001
Your ref: F/2000/1618

Date: 27th June 2000

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Joss Miller

Dear Sir

PROPOSED ERECTION OF TWO STOREY REAR EXTENSION AND FRONT PORCH EXTENSION AT 44 ADWELL DRIVE, LOWER, EARLEY

Thank you for your letter dated 9 June 2000 which was received on 12 June 2000. You are asked to quote the following reference in any correspondence: SU77SE/1/6. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU 755 702	Close	Reading University

31207

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The applicant is therefore advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

pp.

Sarah Paxman
Development Planning Officer

cc. John R. Hall, Setley Cottage, Basingstoke Road, Three Mile Cross, Readin RG7 1AX

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

Tel: (0118) 974 6463

Date: **09 June 2000**

My ref: F/2000/1618

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

Dear Councillor

Application Number: F/2000/1618
44, Adwell Drive, Lower Earley, Reading.
Proposed two storey rear extension to dwelling and front porch extension.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1618**
44, Adwell Drive, Lower Earley, Reading.
Proposed two storey rear extension to dwelling and front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: (0118) 974 6463

Date: **09 June 2000**

My ref: F/2000/1618

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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

Dear Councillor

Application Number: F/2000/1618
44, Adwell Drive, Lower Earley, Reading.
Proposed two storey rear extension to dwelling and front porch extension.

I write to let you know that the above mentioned house holder application has been received

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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1618**
44, Adwell Drive, Lower Earley, Reading.
Proposed two storey rear extension to dwelling and front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6463

Date: **09 June 2000**

My ref: F/2000/1618

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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

Dear Councillor

Application Number: F/2000/1618
44, Adwell Drive, Lower Earley, Reading.
Proposed two storey rear extension to dwelling and front porch extension.

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At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1618**
44, Adwell Drive, Lower Earley, Reading.
Proposed two storey rear extension to dwelling and front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	26 MAY 2000
Officer: JM	Application No. F/2000/1618

Map No. 58 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND FRONT PORCH EXTENSION

Location: 44 ADWELL DRIVE

Parish: EARLEY Ward: .....

Applicant: MR/MRS WHATLEY

Fee Received 95-00 Required ..... Additional ..... Refund .....
(11)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ✓ .....
Conservation Officer .....
Environmental Health 250m landfill
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

NDO pre-apps

NEIGHBOURS:

S/N + 38, 42 + 46 ADWELL DRIVE ✓

60, 58, 56 + 165 PADDICK DRIVE ✓

4846

1764

ADDRESS 44 ADWELL DRIVE

PARISH EARLEY

PLOT No. 75 PART AREA MM - ADJ. N&O

ORD. SHEET No. SU-7570 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22983	McLEAN HOMES	DET. HOUSE & GARAGE	22-5-85	CLA
BR24340	"	"	28-5-85	APP
30692		GARAGE TO RES / NEW GARAGE 1ST FLOOR OVER	10-8-88	CLA
BRA5185	MR & MRS S. KNIGHT	2/ST. DET. & GARAGE	1-6-88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

26 MAY 2000* 1618

6

1305A

Environmental Services

For office use only.
Application number: 29 MAY 2008 1618

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR & MRS P. WHATLEY 11 ADWELL DRIVE LOWER EARLEY READING RG6 4JW. 0118 9311541
2	Agent's Name Address and postcode Phone number	JOHN R HALL SETLEY COTTAGE, BASINGSTOKE RD THREE MILE CROSS READING RG7 1AX 0118 9882883
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	11 ADWELL DRIVE LOWER EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR EXTENSION & FRONT PORCH.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & TILE AS EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr & Mrs P. Whatley

Date 25/5/00

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