APPLICATION NO:
**F/2001/5293**

LOCATION:
**Youngs Farm Kentons Lane, Upper Culham Reading.**

APPLICANT:
**Mr Young C/O Colin Bailey, Camelot Automation**

PROPOSAL:
**Proposed erection of new entrance piers and gates.**

EARLIEST DATE FOR DECISION: **20/12/2001**

**APPLICATION WILL HAVE EXPIRED ON: 10/01/2002**

CASE OFFICER: **Helen Pollock**

406

D1

RAILEX
Marbleboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr Young**
**C/O Colin Bailey**
**Camelot Automation**
**Unit 1, Barn Elms**
**Park Lane**
**Bradfield**
**Reading**
**Berkshire RG7 6DF**

**Application Number: F/2001/5293**

**Parish:** **WARGRAVE**

**Location:** **Youngs Farm, Kentons Lane, Upper Culham, Reading.**

**Proposal:** **Proposed erection of new entrance piers and gates.**

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 condition, the reason for which is specified hereunder.

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

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

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

Berkshire Structure Plan Policy C4.
Loddon Area Local Plan Policy LC3.
Green Belt Local Plan Policy 9.
Deposit Draft Wokingham District Local Plan Policies WLL3, WGB1 and WGB3.

Anna Cronin
Head of Planning & Transportation
Date: 04/03/2002

Notice checked by: _____

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

**WORK SHEET FOR :** Helen Pollock

**Application Number :** F/2001/5293

**Applicant :** Mr Young C/O Colin Bailey, Camelot Automation.

**Location :** Youngs Farm, Kentons Lane, Upper Culham, Reading.

**Proposal :** Proposed erection of new entrance piers and gates.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 10/01/02. |

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

**Date of Site Visit :** .....

**Date Registered : 15/11/2001**

**Earliest Date for Decision : 20/12/2001**

**Latest Consultation Date/Site Notice Expiry Date : 20/12/2001**

**This application will have expired on: 10/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

**Consultation Responses :**

Wargrave p.c : No Comment
Landscape : No objection.
Highways : A

**Planning Issues :**

Green Belt
AGLV

**Application Number: F/2001/5293**

**Appraisal :**

The proposed entrance piers and gates would be set back from the highway by 10m and would attach to the existing ranch style fence.

The piers would be 2.4m in height + 890mm Square, Constructed of Multi-red bricks with flint panels to match the house and driveway.

Although the site is located within the Green Belt + an Area of Special Landscape Importance it is set well back from the highway and is designed to be in keeping with the main house and the Surrounding area. There is extensive native planting along the highway boundary with the site + views of the proposed piers and gates would be limited. It is ∴ Considered that the proposal would have no Significant Impact upon the Character of the Surrounding area.

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

## Application Number F/2001/5293
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | COM5 | ROS1 | |
| | | | |
| | | | |
| | |

# RECORD OF SITE VISIT

**SITE ADDRESS:** Youngs Farm
Kentons Lane Upper Culham Reading.

**APPLICATION NUMBER:** F/2001/5293

**OFFICER:** Helen Pollock

**DATE OF SITE VISIT:** 10/01/02

**1 SITE/STATUTORY NOTICE DISPLAYED ?** Yes - on fence to front.

**2. DESCRIPTION OF SURROUNDINGS**
Very Rural - V. Secluded.

**3. DESCRIPTION OF SITE/BUILDING**
Various Single Storey farm buildings, little visible from Rd. + 2 Storey wooden clad hse.

**4. RELATIONSHIP TO ADJOINING PROPERTIES**
See map → no Imediate neighbours.

**5. SITE CONSTRAINTS**

**TREES** N/A

**ACCESS/PARKING** N/A

**LEVELS** Proposed POS. at gates raised up from Rd ≈ 1.5m

**BOUNDARY TREATMENT** 1m open fence.

**OTHERS**

gravel driveway with fence to either side no gates @ present.

gates would not be a problem however pillars may be obtrusive. See nicky.

Tel: 0118 974 6480

Date: 21/02/02

My ref: F/2001/5293

**CONFIDENTIAL**

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN


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/2001/5293**
**Youngs Farm, Kentons Lane, Upper Culham, Reading.**
**Proposed erection of new entrance piers and gates.**

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

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 04/03/02

Yours faithfully

Principal Development Control Officer

---

**LISTING FORM**
Case officer: **Helen Pollock** Application Number: **F/2001/5293**
**Youngs Farm, Kentons Lane, Upper Culham, Reading.**
**Proposed erection of new entrance piers and gates.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

Tel: 0118 974 6480

Date: 21/02/02

My ref: F/2001/5293

**CONFIDENTIAL**

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ


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/2001/5293**
**Youngs Farm, Kentons Lane, Upper Culham, Reading.**
**Proposed erection of new entrance piers and gates..**

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

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

**Received by Wokingham District Council**

# Application No: F/2001/5293

**Proposal:**
Proposed erection of new entrance piers and gates.

**Location:**
Youngs Farm, Kentons Lane, Upper Culham, Reading.

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

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

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5293 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2001. Written comments submitted will become available for public inspection.**

**In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Head Planning and Transportation**

**26 November 2001**

**HIGHWAYS CONSULTATION SHEET**

**From:** Helen Pollock **Date:** 26 November 2001

**Application Number:** F/2001/5293

**Proposal:** Proposed erection of new entrance piers and gates.

**Parish:** WARGRAVE PARISH

**Site Address:**
Youngs Farm, Kentons Lane, Upper Culham, Reading.

**Applicant:**
Mr Young C/O Colin Bailey, Camelot Automation.

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).

**Signed:** _____ **Print name:** A 28/11/01

**TO:** **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 19 December 2001

| | |
|---|---|
| Location: | Youngs Farm, Kentons Lane, Upper Cuham, Wargrave |
| Proposal: | Proposed erection of new entrance piers and gates. |
| Application Number: | F/2001/5293 |

In response to your consultation dated 26 November 2001 for the above application, the landscape comments are as follows:

The site is located within the Green Belt and ASLI. The proposals will not have a significant visual impact on the surrounding countryside and any views from Kenton's Lane will be mitigated in part by native hedgerow planting that has recently been undertaken at the site entrance.

Catherine Brimble

Catherine Brimble
Landscape Architect

RB / HC

FROM: Helen Pollock

DATE: 26 November 2001

DELEGATED

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 03 JAN 2002 | |
| COPIES TO: | ACK: |
| | FILE: |

## WARGRAVE PARISH CONSULTATION SHEET

**Application Number:** F/2001/5293

**Proposal:** Proposed erection of new entrance piers and gates..

**Site Address:** Youngs Farm, Kentons Lane, Upper Culham, Reading.

**Applicant:** Mr Young C/O Colin Bailey, Camelot Automation.

Your observations are required in respect of this application **by 20/12/2001** .

---

No comment.

SIGNED: [signature]

DATE: 17/12/01

Clerk To Wargrave Parish/Town Council.

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 15 NOV 2001 |
| Officer: HP | Application No. F 2001 5293 |

Map No. 12 Site 24-62
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF NEW ENTRANCE PIERS AND GATES

Location: YOUNGS FARM, KENTONS LANE

Parish: ~~REMENHAM~~ Wargrave Ward: Wargrave

26.11.01 B.

Applicant: MR YOUNG

Fee (1) Received 95-00 Required ..... Additional ..... Refund .....

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 : 26.11.01 B  Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ Area of Special Landscape Importance
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
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:**

GREEN BELT AREA
No pre-apps

### NEIGHBOURS:

S/W + see map

1933

E

ADDRESS Youngs Farm Kenton Lane PARISH Wargrave

PLOT No. ORD. SHEET No. SU 7881 12

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 106/71 | CITY ACRE PROP. INVESTMENT TRUST | O/L | 17.2.71 | C/A |
| 961/71 | HATCHGATE FARMS | DET. HOUSE | 30.9.71 | C/A |
| 00385 | CITY ACRE PROP. INV. TRUST | " | 18.4.74 | REF |
| 31400 | LEASEMOUNT LTD | CONV. & RESTORATION OF BARN TO RES | 8.9.88 | REF |
| 31868 | MR. B. CLARK | BARN TO RES & ANCILLARY BUILDING | 26.10.88 | C/A |
| 40540 N/P | | | | |
| 42919 APPEAL | MRS S. " | DWELLING ON SITE OF BARN | 20.10.94 | REF |
| FP94/2427 | " | DET. DWELLING | 23.5.94 | APP |
| A015 | " | AGR. BARN | 26.4.96 | C/A |
| 96/63781/F | " | C/O/USE AGR. BUILDING TO RES. 2 x 5/ST BLACKS FOR STABLE & GARAGE. | 18.6.96 | C/A |

MINISTRY DECISION 42919 - APPEAL AGAINST ENF. NOTICE - DISMISSED/UPHOLD NOTICE AS VARIED - REFUSE TO GRANT PLANNING PERMISSION - 27.01.97

SPECIAL ORDERS

PD Eng - F. Garde[illegible]untilage - 22/2/00

1789/a

# SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

15.NOV.2001 * 5295

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

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

**OR**

+ See Note (a) to Certificate A

**OR**

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

## CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

## CERTIFICATE B

I certify that:

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

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

## CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

## CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

**OR**

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

## ALL APPLICANTS MUST COMPLETE THIS SECTION

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

### Agricultural Holdings Certificate

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

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

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

**OR**

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

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

Signed . . . . . .

On behalf of MR. M. YOUNG

Date 14-11-01

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

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

**PART 1**

**APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS**

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

**FOR OFFICE USE ONLY**

15.NOV.2001 * 5293

| | | |
|---|---|---|
| 1. | **APPLICANT'S NAME** | MR. M. YOUNG. |
| | **ADDRESS** | YOUNGS FARM, UPPER CULHAM HENTONS LANE, HENLEY ON THAMES |
| | **POST CODE** | — **PHONE** — |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | **AGENT'S NAME** | COLIN BAILEY, CAMELOT AUTOMATION |
| | **ADDRESS** | UNIT 1, BARN ELMS, DARK LANE BRADFIELD, READING |
| | **POST CODE** | RG7 6DF **PHONE** 0118 9745142 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | **SITE LOCATION** | YOUNGS FARM, UPPER CULHAM HENTONS LANE, HENLEY ON THAMES. |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | NEW ENTRANCE PIERS AND GATES. |
| 5. Give the area in hectares or part of a hectare | **AREA OF SITE** | 8 HECTARES. |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | **OWNERSHIP** | OWNER |
| 7. List all the plans and drawings submitted with the application | **PLANS/DRAWINGS** | SITE PLAN O/S EXTRACT, LOCATION PLAN O/S EXTRACT, DRAWING Nº 111101. |

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

| | | | |
|---|---|---|---|
| **CHANGE OF USE** | ☐ | **REDEVELOPMENT** | ☐ |
| **ERECTION OF NEW BUILDING** | ☐ | **ALTERATION or EXTENSION** | ☐ |

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

| | | |
|---|---|---|
| **OUTLINE PERMISSION** | ☐ | **See question 10** |
| **FULL PERMISSION** | ☑ | |
| **APPROVAL OF DETAILS/RESERVED MATTERS** | ☐ | **State relevant outline permission number Also complete Question 10** |
| **TEMPORARY PERMISSION** | ☐ | **State period required** |
| **RELAXATION OF CONDITIONS** | ☐ | **State relevant application number Conditions to be relaxed** |

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

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

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

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

MULTI RED BRICK
NAPPED FLINT
IRONTO TIMBER
STONE

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

AS PER EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NOT APPLICABLE

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES~~/NO~~

If no, please give details

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

AS EXISTING

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

YES.

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

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | | TO BE RETAINED | | TO BE LOST | |
|---|---|---|---|---|---|---|
| HOUSE | / | * | / | * | / | * |
| BUNGALOW | / | * | / | * | / | * |
| FLAT/MAISONETTE | / | * | / | * | / | * |
| OTHER | / | * | / | * | / | * |

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

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

£ 95-

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF Mr Young ~~AGENT~~ DATE 14-11-01

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

1769c

# PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

| | USE CLASS | Existing floor space | | Proposed additional floorspace created by | |
|---|---|---|---|---|---|
| | | Retained in existing use | Lost by change of use or demolition | New building | Change of use |
| A1 | SHOPS | | | | |
| A2 | FINANCIAL AND PROFESSIONAL SERVICES | | | | |
| A3 | FOOD AND DRINK | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| B2 | GENERAL INDUSTRIAL | | | | |
| B3-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify | | | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | | | |

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | | |
| Proposed | | |

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

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

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

| Existing Staff | Transferred Staff | New Staff | Total |
|---|---|---|---|
| | | | |

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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

1769d

# YOUR PLANNING APPLICATION

## WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
*The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means* that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

## WHAT ELSE MAY YOU HAVE TO DO ?

| | |
|---|---|
| Listed Building Consent: | for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area. |
| Advertisement Consent: | for the display of advertisements or signs |
| Building Regulation Approval: | for most new building or construction work. |

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

## WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

## HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

## WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

*Your application may be refused. The reason will be listed on the Decision Notice.*

## WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

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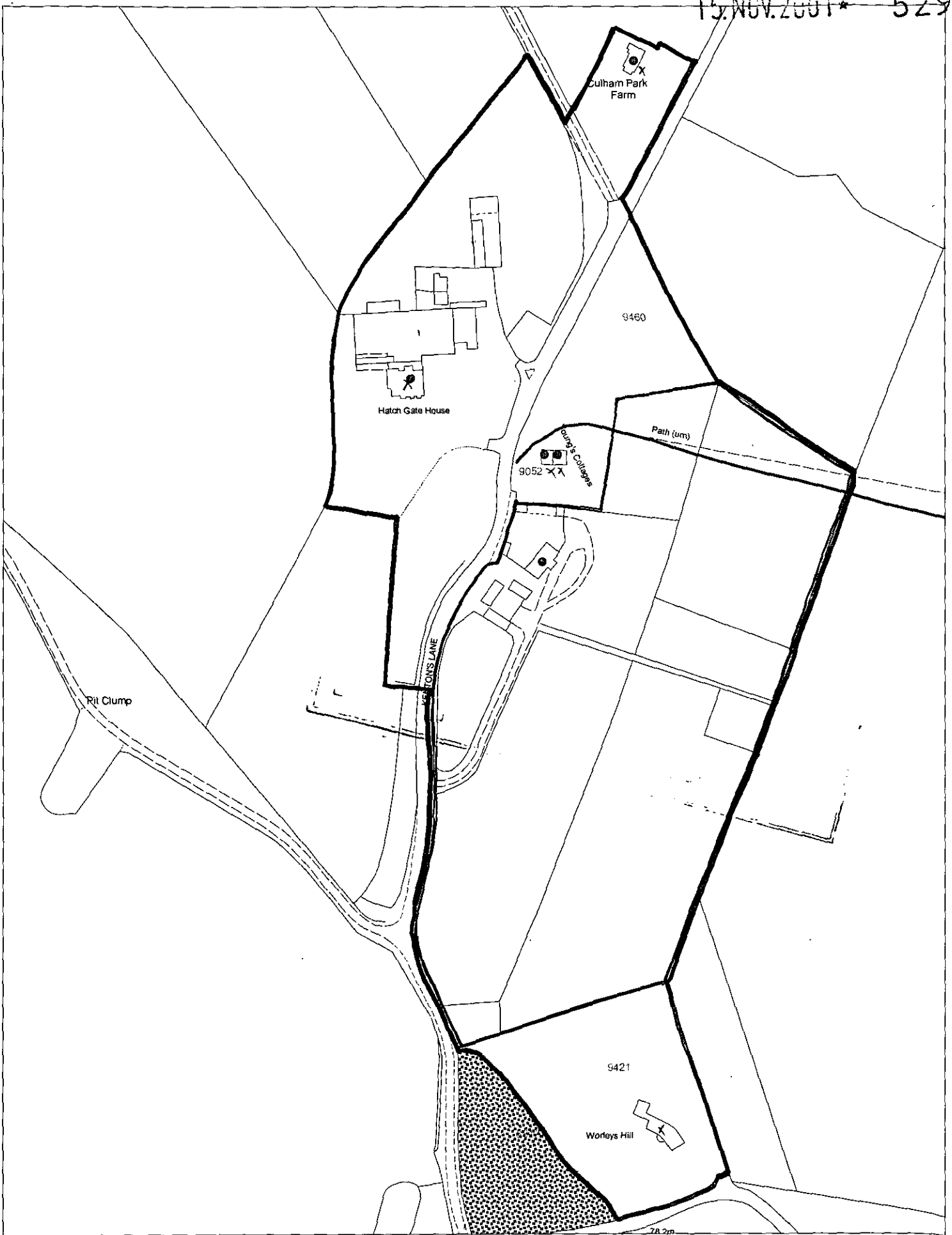


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Development Control Section, Environmental Services, Wokingham District Council.
21 November 2001 Scale: 1 : 2500

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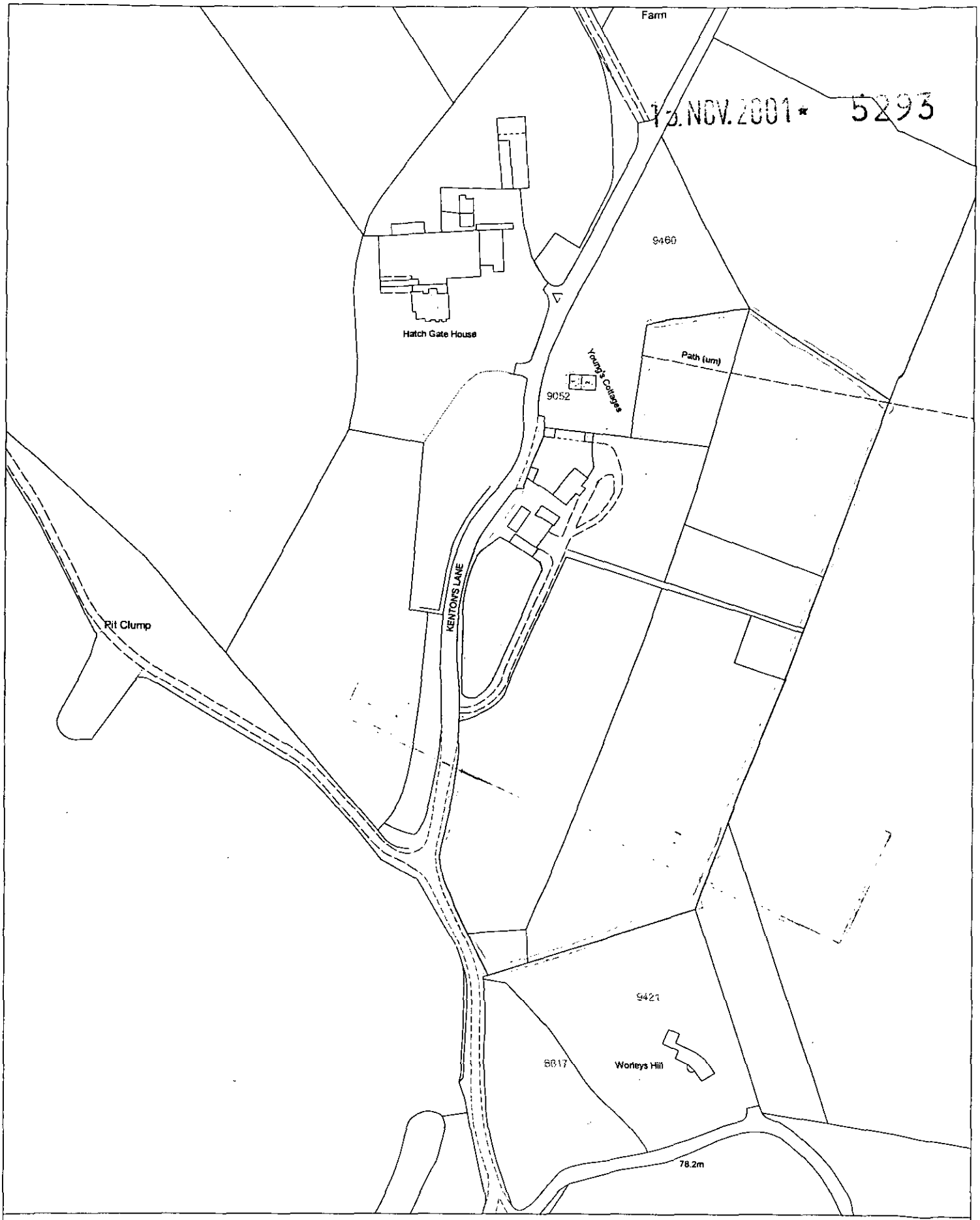


# Site Plan, Scale: 1 to 2500

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Date: 29 October 2001

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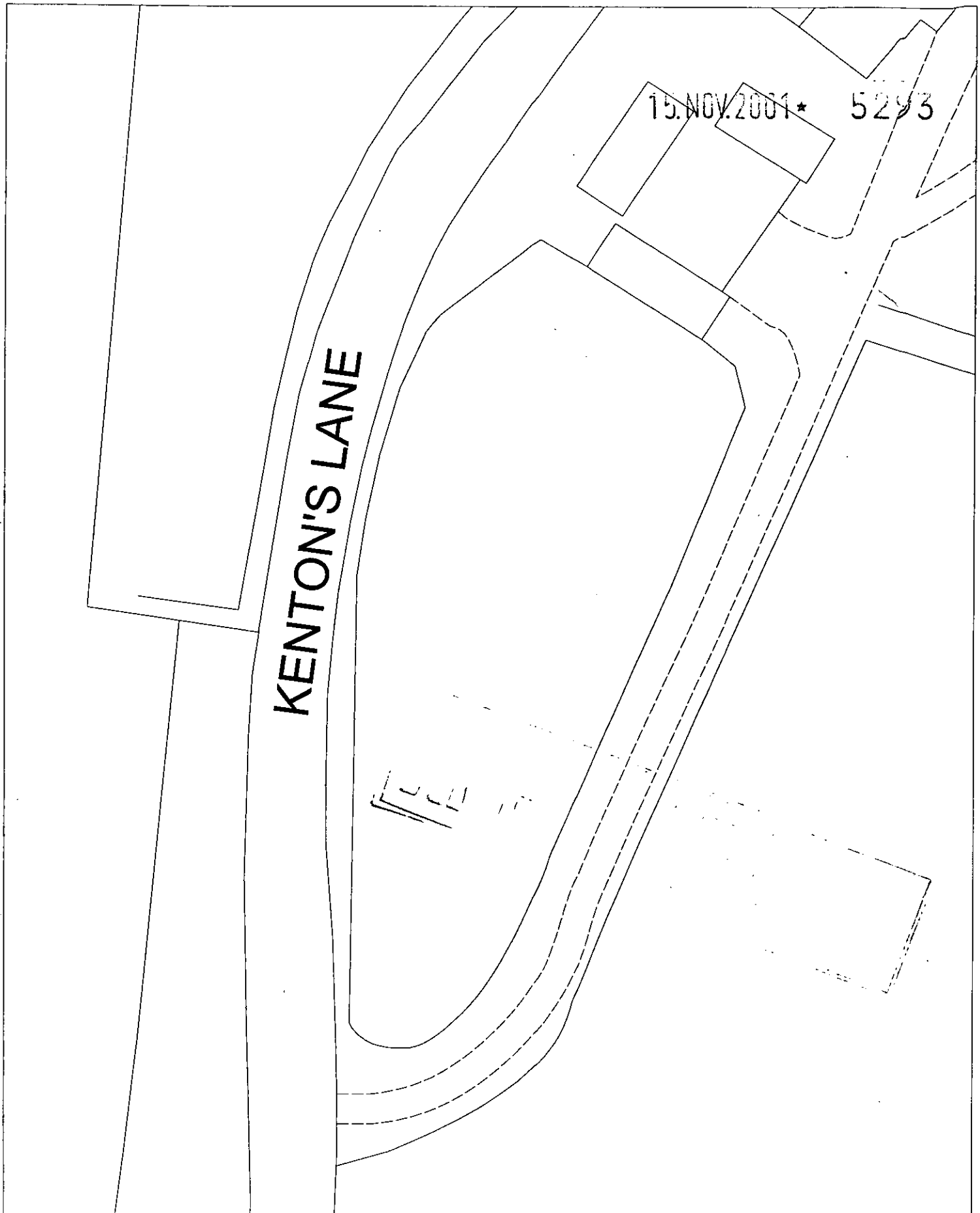


Site Plan, Scale: 1 to 500

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