[redacted] wal

APPLICATION NO:
F/2000/1228

LOCATION:
Toad Hall Nursery Edneys Hill, Wokingham.

APPLICANT:
Mr Mrs Ackroyd C/O Greg Farrell

PROPOSAL:
Proposed single storey extension to childrens nursery

EARLIEST DATE FOR DECISION: **26/05/2000**

APPLICATION EXPIRY DATE: **12/06/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Ackroyd
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berks
RG30 4RU

Application Number: F/2000/1228

Parish: **WOKINGHAM**

Location: **Toad Hall Nursery, Edneys Hill, Wokingham.**

Proposal: **Proposed single storey extension to childrens nursery**

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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance

John Mitchell
Development Control Manager
Date: 21/07/2000

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 F/2000/1228 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 16 August, 2000
My ref. BC/DC/F/2000/1228

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

Mrs M Ackroyd
c/o G Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

Dear Sirs

PLANNING PERMISSION F/2000/1228
SITE: TOAD HALL NURSERY, EDNEYS HILL, WOKINGHAM

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/2000/1228 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

Natalie Brown
Planning Assistant

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1228, NB
BUILDING CONTROL NUMBER	H2000/0928 Nick
~~APPLICANT~~/AGENT	Greg Carrell
ADDRESS OF SITE	Toad Hall Nursery Edneys Hill WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	S/S ext to childrens nursery

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Ack 01A	Ack 01A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Natalie	BC - different - reduced.	
DATE	15/8/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	15/8/00		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

Phoned Greg

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 28 September 2000
My ref: NB/JM/F/2000/1228

Mr G. Farrell
43 Wendover Way
Tilehurst
Reading
Berks
RG30 4RU

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 Mr Farrell,

APPLICATION: F/2000/1228
SITE: TOAD HALL NURSERY, EDNEYS HILL, WOKINGHAM

I refer to your letter and revised drawings received on the 16 August 2000 with reference to the above, and apologise for the delayed response in replying.

As the revised drawings do not increase the size of the building over the original drawing submitted under F/2000/1228, you would not require any further planning permission. The pre-fabricated building should be built in masonry to match the existing building. Please note that the conditions on the above planning application still stand.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

John Mitchell
Development Control Manager

Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com

PLANNING SERVICE 33133
POL CD
DC
APP
CS
16 AUG 2000
COPIES TO: ACK:
FILE:

2000/1228
NB

Reply rqd.

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
Attention Mrs Dodsworth

15th August 2000

Dear Sir

Re: Toad Hall Nursery Edneys Hill , Wokingham.

Further to our conversation today I enclose two copies of revised plans showing amendments as discussed. The main change is the reduction in size around where the gas and electrical services come into the building which has to be maintained to the external air. There is also a change on site to the link with the pre-fabricated building which due to lack of stability has been re-built in masonry. Finally two internal toilets have been added where the Laundry room has had to be cut down in size.

I trust these revisions can be treated as an amendment to the original application

Thank you for your help in this matter

Natalie,
Plans same as BC.
KOH
CD 16/8/00

Yours faithfully

G Farrell

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1228

Applicant : Mr Mrs Ackroyd C/O Greg Farrell.

Location : Toad Hall Nursery, Edneys Hill, , Wokingham.
Proposal : Proposed single storey extension to childrens nursery

Site Notice Displayed ? :

YES	NO	DATE
✓		18/5

Date of Neighbour Notifications : .....

Date of Site Visit : .....18/5.....

Date Registered : 17/04/2000

Earliest Date for Decision : 26/05/2000

Latest Consultation Date/Site Notice Expiry Date : 26/05/2000

Application Expiry Date: 12/06/2000

Consultation Responses :

Wokingham TC: 18/5 - no objection).

Env Health: 8/5: no comments/objections.

Social Services: none received

Highways: - 30/5 - approval with no conditions.

Neighbours/SN: 24/5 - "Pondoroza" - Edneys Hill - objections.
15/6 - "Three Oaks Stud". objections

Planning Issues : (District: Countryside/Green gap & wedge
Local: Rural/Sep of ~~Sett~~).

1) impact upon ~~the~~ neighbouring properties

2) impact upon the character of the area.

WDLP: WCC1, WCC2,

SEALP: SN2, SC1

Nursery: SPS7. & W1C12.

Application Number: F/2000/1228

Appraisal :

· Development : Proposed S.S. side extn forming a staff room & kitchen covering 59.3m² (21.7m² to be demolished ∴ 37.6m² increase). Parking will remain unchanged - the proposed is for staff amenities NOT extra classroom space. The is partly screened from the road by shrubs/hedging. (*)

1) Impact upon neighbouring properties :—
One objection received from 'Ponderosa' re d'ment would inc traffic. (as above d'ment wouldn't increase classroom space). The proposed d'ment will not increase the building beyond the existing front/side b'lines. It is considered that the proposed d'ment would have no detrimental impacts to neighbouring properties by overlooking/overshadowing/overbearing.

letter on 12th June re no extra children/staff.

(*) ~~2) Impact upon the character of the area~~
Policies WIC12 & SP37 state that nurseries/playgroups will be generally accepted provided there is no conflict with other policies, no significant highways impacts the amenities of local residents wouldn't be adverse effected

2) Impact upon the character of the area
The site lies within countryside/rural & green gap - sep of settlement. Many of the other nursery buildings within the site (detached from the application building) have been extended.
There was an application (14183) which extended the building in question much more than doubled the previous footprint - this app would further increase the size of the building however the proposed extn would extend beyond the existing side & front building lines nor increase the height of the building.
It is therefore considered that despite the increase, due to the fact the extn would be within existing building lines - there would be no adverse -ve impacts upon the open character of the area.

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

Application Number F/2000/1228
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12.	WORK

Should landscaping condition & a condition to say that the area would result in no extra staff or cars be added?

Natalie

RECORD OF SITE VISIT

SITE ADDRESS: Toad Hall Nursery
Edneys Hill Wokingham.

APPLICATION NUMBER: F/2000/1228

OFFICER: Natalie Brown

DATE OF SITE VISIT: 18/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes by entrance

2. DESCRIPTION OF SURROUNDINGS

Rural Country side.

3. DESCRIPTION OF SITE/BUILDING

Existing (to be demolished) = part classroom & walkway.
proposed will be laundry/toilet room
kitchen extn & staff room.
existing staff room will be storage for mops etc.
Extending the services not classroom space.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached
Road at front – play area at side.

5. SITE CONSTRAINTS

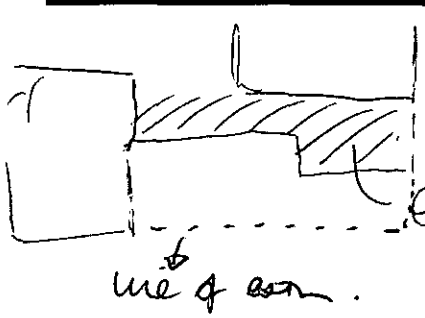
TREES

ACCESS/PARKING Existing.

LEVELS

BOUNDARY TREATMENT hedging at front.

OTHERS



Applicationo	Name & Address
F/2000/1228	E L farmer 'Ponderoza' Edney's Hill Wokingham RG41 4DS
F/2000/1228	Mr J R Ghose Three Oaks Stud Edneys Hill Wokingham Berks RG41 4DS

App approved,
Letter sent 24/07/00

Tel: (0118) 974 6492

Date: 11/8/2000

My ref: F/2000/1228

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/1228
Toad Hall Nursery, Edneys Hill, , Wokingham.
Proposed single storey extension to childrens nursery

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 **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 20/9/2000

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1228**
Toad Hall Nursery, Edneys Hill, , Wokingham.
Proposed single storey extension to childrens nursery

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Marinos

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

Tel: (0118) 974 6492

Date: 11/7/2000

My ref: F/2000/1228

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

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

Dear Councillor

Application Number: F/2000/1228
Toad Hall Nursery, Edneys Hill, , Wokingham.
Proposed single storey extension to childrens nursery

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 **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 20/7/2000

Yours faithfully

pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/1228**
Toad Hall Nursery, Edneys Hill, , Wokingham.
Proposed single storey extension to childrens nursery

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

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

Tel: (0118) 974 6492

Date: 11/7/2000

My ref: F/2000/1228

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

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2000/1228
Toad Hall Nursery, Edneys Hill, , Wokingham.
Proposed single storey extension to childrens nursery

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 **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 20/7/2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/1228**
Toad Hall Nursery, Edneys Hill, , Wokingham.
Proposed single storey extension to childrens nursery

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

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

Received by Wokingham District Council

Application No: F/2000/1228

Proposal:
Proposed single storey extension to childrens nursery

Location:
Toad Hall Nursery, Edneys Hill, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/05/2000. 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 normally be possible for an individual reply 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~[illegible]~~ 17 APR 2000	Map No. 82 Site 0.36
Officer: NAB	Application No. F/2000/1228

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY EXTENSION TO CHILDRENS NURSERY

Location: TOAD HALL NURSERY EDNEYS HILL

Parish: WOKINGHAM Ward: Evendons

2.5.2000

Applicant: MR / MRS ACKROYD

Fee Received 190-00 (S) 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		17	100
5	Elevation plans	See Side elevation showing laundry room/staff room windows etc. - staffroom window/kitchen door positions reversed on floor plan.	phoned 14/4	
6	Floor plans		to follow	
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 : 2.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓ .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: ✓ .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

..... (Rural Area – Green Gap)

.....

..... No pre-apps.

NEIGHBOURS:

..... S/N+ Robert Kenyon Nurseries, Edneys Hill

..... Ten Acres Farm, Edneys Hill

..... Randalls Farm, Edneys Hill ✓

..... Panderoza, Edneys Hill

..... Three Oaks, Edneys Hill

.....

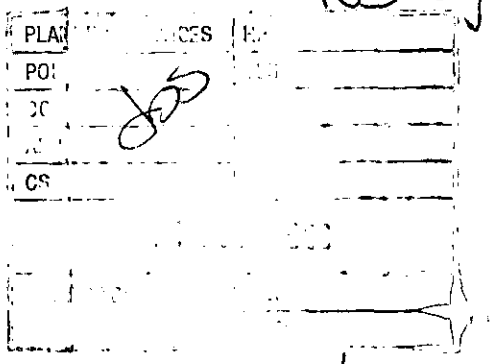
.....

.....

.....

THREE OAKS STUD
EDNEYS HILL
WOKINGHAM RG41 4DS

NB 8 JUNE '00



THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPT
P.O. BOX 157.

F/2000/1228

JOB TITLE: TOAD HALL NURSERY
EDNEYS HILL
PROPOSED SIDE EXTENSION

Dear Madam/Sir

I have now seen the planning application re: the above. I would kindly request you to confirm that the school is not looking to add any more children on staff as a result of this extension.

I eagerly await your response.

Thanking You

Yours faithfully

Jeremy Ghose

MR. JEREMY R. GHOSE.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 02 May 2000

Application Number: F/2000/1228

Proposal: Proposed single storey extension to childrens nursery

Parish: WOKINGHAM TOWN

Site Address:
Toad Hall Nursery, Edneys Hill, , Wokingham.

Applicant:
Mr Mrs Ackroyd C/O Greg Farrell.

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: _____ 8.5.00 **Print name:** SIMON AUTON

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	NB
24 MAY 2000	
COPIES TO:	ACK
	FILE:

23 May 2000

"Pondoroza"
Edneys Hill,
Wokingham,
Berks.
RG41 4DS.

The Planning Officer,
Planning Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
RG40 1WJ.

Dear Sir,

Planning Application F2000/1228
Toad Hall Nursery - Edneys Hill

I wish to strongly object to the extension planned for the above nursery.

Yet again it will add considerably to the traffic problem in Edneys Hill, which has grown out of recognition over the past two years having become a short cut for cars, lorries and school buses.

The broken edges of the road, although continually under repair, are a hazard.

Yours sincerely,

E.L. Farmer

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

FCL
DC
APP
CS
COPIES TO:

Case officer: Natalie Brown

Application Number: F/2000/1228

Proposal: Proposed single storey extension to childrens nursery.

Site Address: Toad Hall Nursery, Edneys Hill, Wokingham.

Applicant: Mr & Mrs Ackroyd C/O Greg Farrell

Your observations are required in respect of this application by **26/05/2000**

No objection

SIGNED: _____ **DATE:** 12/05/00

CLERK TO Wokingham Town Council

TOAD HALL NURSERY

EDNEY'S HILL, WOKINGHAM, BERKSHIRE. RG41 4DS
Telephone: 0118 9776200
Home 10118977505 4.

8th May, 00

29194

POL
DC
APP
CS

COPIES TO:

FILE:

Your ref: Natalie Brown - F/2000/1228

Dear Ms Brown

Site Address: Toad Hall Nursery, Edney's Hill, Wokingham.

Toad Hall Nursery, opened in January, 1995. We currently have 84 children, 19 full time staff and 3 students. We open Monday to Friday 8a.m. to 6p.m.

The purpose of the above planning application is to rectify two problems. One is to replace the badly constructed conservatory, which is giving us problems, causing both complaints from parents and under eight's officers. And two, to provide extra service areas i.e. kitchen, staff room, toilet and laundry which are no longer adequate. I enclose a copy of an extract from our January, 00 annual inspection report, highlighting these.

We had a planning consultant involved at the end of last year, who discussed, with a planning officer, the possibilities of the demolition of existing conservatories to the side of the existing bungalow and erection of a nursery building. The answer given was that this would be acceptable providing the increase was modest.

We did ask for a site visit with a planning officer, prior to the submission of our planning application. Over a period of five weeks, we were advised on numerous occasions that a planning officer would be visiting us, to discuss these issues. Unfortunately no -one ever arrived.
We therefore had no choice, has we had wasted so much time, to submit the planning application.

I therefore, would be grateful if you could arrange for us to have a meeting either on site or at the council offices, to discuss these matters further.

Yours sincerely,

M. P. Aaroyd (Mrs)

WOKINGHAM DISTRICT COUNCIL

COMMUNITY SERVICES
DEPARTMENT
Under Eights' Officers

TOAD HALL NURSERY

Annual Inspection Date 18TH January 2000

be maintained at all times. The thermometer needs to be checked at regular intervals throughout the day.

Cables from televisions and tape recorders etc. must be secured out of children's reach.

Dangerous items and substances must be stored out of children's reach.

As discussed, the conservatory in the newts' area should be replaced as soon as possible. The existing area is becoming very shabby.

The provision of a larger staff room should be considered. The room currently available to staff is not very comfortable and is too small for the expanding staff team.

All communal towels, in the staff toilet and in playrooms should be replaced with paper towels. In the interest of the children's safety, it is recommended that the reception parking area outside the Nursery entrance is used only for deliveries and not for parents dropping off and picking up their children. The provision of an angled mirror would allow drivers of on coming vehicles to be aware of any delivery vans backing out of this area.

PLANNING SERVICES | HPT
POL | TLS
DC | EHF
APP |
CS |
08 MAY 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Natalie Brown
Planning Department

Date: 5/05/00

TOAD HALL NURSERY, EDNEYS HILL, WOKINGHAM, F/2000/1228

Having considered the above application, I have no comments or objections to make.

J Mullaney

John Mullaney
Environmental Health Officer

14.4.2009

Planning, Building Regulations & Structural Design

Greg Farrell

Building & Design Consultant

F.A.o Carol Hurst PLANNING DEPT

Ref Toad Hall Nursery

Edney Hill

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel 0118 941 6249
Fax 0118 941 6249
EMAIL GJFarrell@AOL.com

With Compliments

6 Copies of revised side elevation.

Regards

Greg Farrell

17 APR 2009

ADDRESS ① FICORN / TOAD HALL NURSERY EONEYS HILL PARISH Wokingham

PLOT No. ORD. SHEET No. SU. 7868

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
727/51	MR. D. WITT	O/APP. BUNGALOW	8.1.51	N/A C/A
65/52	"	BUNGALOW & GARAGE	12.2.52	APP N/A
PD/173/61	MR & MRS REED	EXTENSION		
PD/495/65	"	STABLE BLOCK	25.11.65	APP N/A
PD/262/67	"	ALTERATIONS & ADDITIONS	15.6.67	APP. N/A
R/375/67	"	NEW VEHICULAR ACCESS	23.11.67	N/A C/A
RAA 3489	"	LET TO BE GARAGE	2.9.87	APP
42876	MRS M. ACKROYD	REG. TO PART REG	17.8.94	C/
		PART DAY NURSERY		
FP94/2891	"	INT. ALTS.	20.9.94	C APP
44183	"	TOAD HALL NURSERY	9.6.95	C/A
95/60272/F		OKM. GARAGES & O/BLDGS. ERECTION CLASSROOM & KITCHEN		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

FP.95/3689 " LET. TO CHILDREN'S NURSERY 7.8.95 RET.

1933

② ADDRESS TOAD HALL NURSERY EONEYS HILL PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
44921	MRS. M. ACKROYD	ALTS TO LET. NURSERY (44183) C/O/USE BEDROOM ON GR. FLOOR TO DAY NURSERY.	29.11.95	C/
96/64441/F	" NURSERY	CONSTR. BUILDING FOR USE AS CLASSROOM	5.12.96	C/
FP96/6003	"	"	14.02.97	C APP
98/67505/F	"	S/SL/R - Consent + accom. 6 extra children	1.7.98	C

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr. Osborn - new development - 26/8/99

17 APR 2000* 1228

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

on (d) . . . . . ●

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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 . . . . . .

Date . . . . . 4/4/2002 . . . . . .

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, RG11 1WR

FOR OFFICE USE ONLY

17 APR 2000* 1228

1.	APPLICANT'S NAME	MR & MRS ACKROYD
	ADDRESS	TOAD HALL NURSERY EDNEYS HILL, WOKINGHAM
	POST CODE	RG41 4YDS PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Greg Farrell
	ADDRESS	43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel 0118 941 6249
	POST CODE	
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	AS APPLICANT
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ALTS TO FORM LAUNDRY ROOM, STAFF ROOM & KITCHEN
5. Give the area in hectares or part of a hectare	AREA OF SITE	.023
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER ~~6 COPIES OF EXISTING & PROPOSED~~
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	6 COPIES OF EXISTING & PROPOSED

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.

NURSERY

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.

TILES & RENDER TO MATCH EXISTING

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

EXISTING FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM.

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

✓

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.

£190=

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

SIGNED [signature] ON BEHALF OF MR & MRS NEWMAN DATE 2/4/00

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	265 m²	21.7 m²	59.3 m²	
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	25	
Proposed	(UNCHANGED)	

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.

CHILDRENS NURSERY

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

CHILDREN & CARE ATTENDANTS

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
10	—	NONE	10

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

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

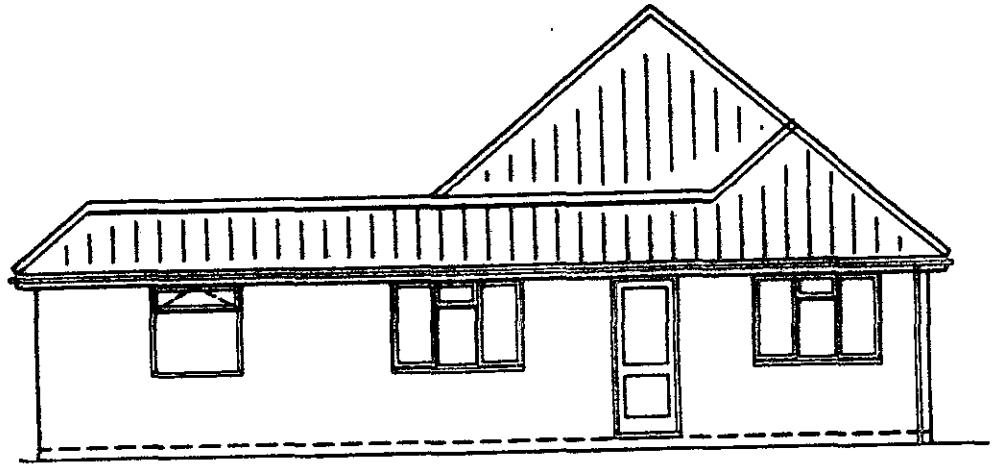
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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



Proposed Side Elevation

APPROVED

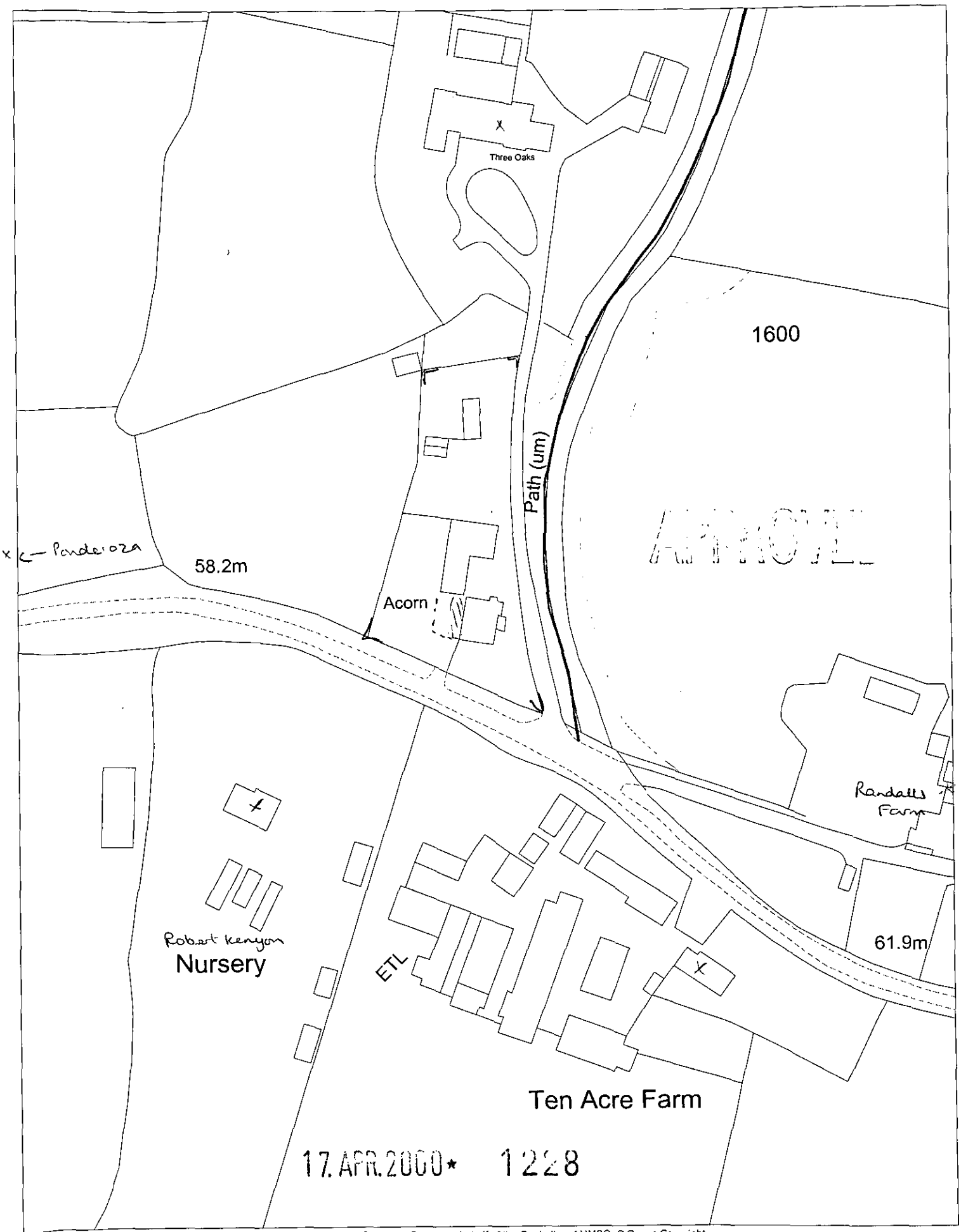
17 APR 2000* 1228

Client:
Mr & Mrs Ackroyd

Job Title:
Todd Hall Nursery
Edleys Hill

Drawing Title:
Revised side elevation

Date:	Scale:	Drawing No.:	Revision:
14/4/2000	1/50	ACK:A4	



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Development Control Support Section, Environmental Services, Wokingham District Council.
11 April 2000

Scale: 1 : 1250

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