APPLICATION NO:
F/2001/5491

LOCATION:
Land At Kentons Lane, Upper Culham Reading.

APPLICANT:
Crazies Hill & Cockpole Green Cricket Club C/O Peter Collis

PROPOSAL:
Proposed erection of a cricket pavilion.

EARLIEST DATE FOR DECISION: **03/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/03/2002

CASE OFFICER: **Nicola Lake**

Withdrawn

[redacted]
605
01

RAILEX
Marbleboard

EASIFILE EP7

PLAN-it
ARCHITECTURAL CONSULTANTS
The Beren, Hatchgate Farm, Cockpole Green
Wargrave, Berks RG10 8NE
Tel/Fax: 0118 940 1541

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25 MAR 2002
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Wokingham District Council
Planning Dept
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

25 March 2002

Dear Sir, Madam,

Ref; Cricket Pavillion On Land At Kentons Lane, Upper Culham, Wargrave.
Appl no F/2001/5491

I write with reference to the above application and your letter dated the 14 March 2001, we wish now to withdraw this planning application.

Yours Faithfully

Peter Collis

FROM : Panasonic FAX SYSTEM 01189401541 : 01189401541 25 Mar. 2002 11:59PM P1

Received by Wokingham District Council

Application No: F/2001/5491

Proposal:
Proposed erection of a cricket pavilion.

Location:
Land At , 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/2001/5491 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/02/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

10 January 2002

Tel: (0118) 974 6481

Date:

My ref: F/2001/5491

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5491
Land At , Kentons Lane, Upper Culham, Reading.
Proposed erection of a cricket pavilion.

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 **Nicola Lake** on **(0118) 974 6481**. 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 _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2001/5491**
Land At , Kentons Lane, Upper Culham, Reading.
Proposed erection of a cricket pavilion.

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 6481

Date:

My ref: F/2001/5491

CONFIDENTIAL

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2001/5491
Land At , Kentons Lane, Upper Culham, Reading.
Proposed erection of a cricket pavilion..

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 **Nicola Lake** on **(0118) 974 6481**. 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

WORK SHEET FOR : Nicola Lake

Application Number : F/2001/5491

Applicant : Crazies Hill & Cockpole Green Cricket Club C/O Peter Collis.

Location : Land At , Kentons Lane, Upper Culham, Reading.

Proposal : Proposed erection of a cricket pavilion.

Site Notice Displayed ? :	YES	NO	DATE
		✓	7-02-02 .

Date of Neighbour Notifications : .....

Date of Site Visit : .....7.:02.:02.....

Date Registered : 09/01/2002

Earliest Date for Decision : 03/02/2002

Latest Consultation Date/Site Notice Expiry Date : 03/02/2002

This application will have expired on: 06/03/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2001/5491

Appraisal :

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

Application Number F/2001/5491
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Land At Kentons Lane Upper Culham Reading.

APPLICATION NUMBER: F/2001/5491

OFFICER: Nicola Lake

DATE OF SITE VISIT: 7.02.02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Green Belt

3. DESCRIPTION OF SITE/BUILDING

open field with some felted sheds.
very open area.

4. RELATIONSHIP TO ADJOINING PROPERTIES only very thin hedge on boundary with road and only post on rail fence. Check public right of way.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2001/5491	Martin Young Youngs Farm Kentons Lane UPPER CULHAM Berkshire RG10 8NX
F/2001/5491	Dave Gribble 4 White Cottages UPPER CULHAM WARGRAVE RG10 8NP
F/2001/5491	Mr & Mrs H C Keahrig 1 White Cottages Culham Lane UPPER CULHAM WARGRAVE RG10 8NP
Application Withdrawn	Letters sent 26.03.02

WOKINGHAM UNITARY
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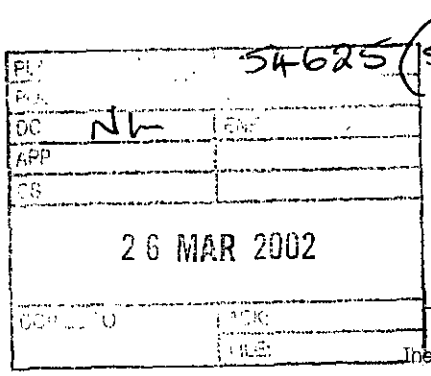

PLAN-it
ARCHITECTURAL CONSULTANTS
The Beren, Hatchgate Farm, Cockpole Green
Wargrave, Berks RG10 8NE
Tel/Fax: 0118 940 1541

Wokingham District Council
Planning Dept
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

25 March 2002

Dear Sir, Madam,

Ref; Cricket Pavillion On Land At Kentons Lane, Upper Culham, Wargrave.
Appl no F/2001/5491

I write with reference to the above application and your letter dated the 14 March 2001, we wish now to withdraw this planning application.

Yours Faithfully

Peter Collis

Nicola Lake

From: Mary Severin
Sent: 07 March 2002 15:06
To: Nicola Lake
Subject: Cricket Pavillion

Hi Nicky

You were right, the cricket pavilion needs planning permission because it is a permanent structure. If he is desperate to have a pavilion for cricket then he could have a temporary one which he needs to remove when not using the field for cricket. He'd have to be quite desperate wouldn't he?!

Mary.

Mary Severin
Solicitor
0118 974 6539

ENVIRONMENT AGENCY

Our Ref : SP/2002/005139-1/1
Your Ref : F/2001/5491

Date : 15 February 2002

PLANNING SERVICES DRT 5.33.27
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CC
20 FEB 2002
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FILE

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Nicola Lake,

ERECTION OF A CRICKET PAVILION
LAND AT KENTONS LANE, UPPER CULHAM, READING,

Thank you for your letter dated 10 January 2002, received on 14 January 2002. Please quote the following reference in any correspondence: SU78SE/10/4. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Contact Claire Murphy on 01276 454509 for further details.

ADVICE TO PLANNING AUTHORITY

Land Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Where approval is given for a cesspool it should be constructed in accordance with BS6297 and be of sufficient capacity. It should be emptied regularly to prevent overflow.

Water Conservation - Non -household use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Approximately a third of non-household water use come through wash hand basin taps. The installation of low volume taps such as push-top, spray or infra-red taps can result in company cost savings in both water and energy use.
* About 20% of non-household water use is for urinal flushing. As much as half of this can be saved by installing flush controls, such as infra-red sensors or electromagnetic door switches. Water use can be cut out entirely by installing waterless urinals.

We enclose fact sheets expaining how water may be used more efficiently on this site.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling

Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

DECISION NOTICE

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

Yours sincerely

JO MARSHALL
Planning Liaison Officer

CC: Mr Peter Collis

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 14 March 2002
My ref: NL/F/2001/5491
Your ref:

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

Mr Peter Collis
The Beren
Hatchgate Farm
Cockpole Green
Wargrave
RG10 8NE

Dear Mr Collis,

PROPOSED ERECTION OF A CRICKET PAVILLION ON LAND AT KENTONS LANE, UPPER CULHAM, WARGRAVE. APPLICATION NUMBER F/2001/5491.

I write regarding the above stated development and our recent telephone conversation.

I am able to confirm that I have sought clarification from our legal department regarding the matter of erecting a building on land in connection with a use carried out under the 28-day rule. They have confirmed that you would need planning permission to change the use of the agricultural land to recreation use, as well as permission for the building itself.

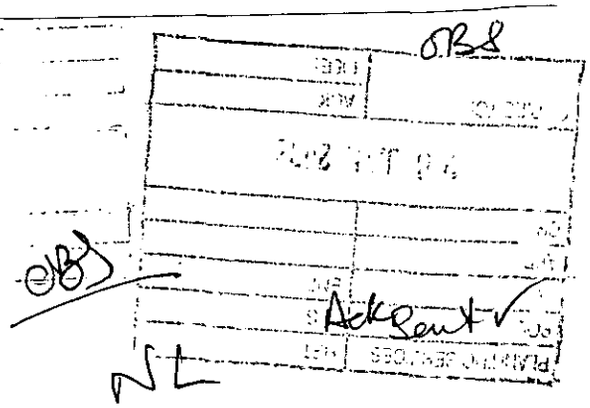
Therefore it is suggested that you withdraw the current application and submit a new application which would include the change of use of the land. It is also suggested that details of additional landscaping to the boundaries of the site and the layout of the parking area be submitted with this application, together with a detailed break down of, which teams would hold home matches on the site and how frequently the facility would be used.

Should the application not be formally withdraw, in writing within 10days of the date of this letter, the Council will continue with the determination of the application. The application would have to be considered as erection of a cricket pavilion on agricultural land, which would be unlikely to gain favourably consideration.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 25 January 2002 11:09
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: f/2001/5491
Correspondent_FullName: Dave Gribble
Correspondent_StreetAddress: 4 White Cottages
Correspondent_Address2: Upper Culham
Correspondent_Town: Wargrave
Correspondent_County: Berks
Correspondent_PostCode: RG10 8NP
Correspondent_Telephone:
Correspondent_Email:

Comments:

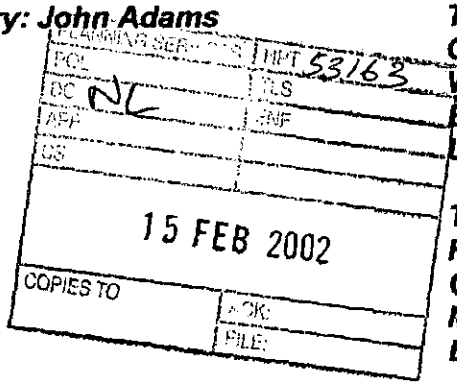
Our concern is the possibiltiy of the use of the land for occasional Sunday cricket being extended to other, more frequent sporting/recreation activities.

CRAZIES HILL AND COCKPOLE GREEN CRICKET CLUB

Chairman/Fixtures Secretary: John Adams

The Lodge
Crazies Hill
Wargrave
Berkshire RG10 8LY
UK

Tel: 0118 940 3031
Fax: 0118 940 3893
Car: 07771 756567
Mobile: 07748 772717
E-mail:johncrazieshill
@lineone.net



Ms Nicola Lake
Development Control Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

8 February 2002

Dear Ms Lake

Application number F/2001/5491 – Cricket Pavilion, land at Kentons Lane, Upper Culham.

I understand from Peter Collis that it may be helpful to you to have some background information in support of the above application.

The club was formed in the middle of 1999, and a primary objective was to enhance further the community spirit in these two villages. In this it has been extremely successful. The club has 23 playing members from within the villages.

There was a short playing season during the remaining summer of 1999, and then full seasons of around 12 matches in 2000 and 2001, with a similar fixture list arranged for 2002.

By great good fortune there was a cricket pitch just outside the village, privately owned by Bernard Clark, and used as the 'home' ground for his London-based wandering Money Programme team. This team has been using the pitch for 8 years. When not being used by his team (on Sundays), our club is able to make use of the pitch. The Money Programme team will be using it 9 times during the coming season, and we will be using it probably on only 4 or 5 occasions.

Currently there are some sheds on the site, but these do not provide adequate facilities e.g. toilets, changing rooms. Bernard Clark is very anxious to replace these sheds with a simple purpose-built timber pavilion, of similar size, with the appropriate amenities – hence the above planning application. As Bernard Clark lives in London and is often abroad on business, the club has undertaken to deal with the application – also as some return for his allowing us to use the pitch.

I would stress that the proposed building will only be used as a cricket pavilion, and will only be used during matches (except for use as a store for pitch mowing machines and other maintenance equipment). It will not be used as a club-house for social events, as there are better and more appropriate facilities within the village for such events.

In view of all of the foregoing, I very much hope that the application can be approved. I would again emphasise the community benefit that has arisen from formation of the club, which would be very much underscored by having a pitch to use with a proper pavilion.

If you need any further information, please let me know.

Yours sincerely

J N H Adams
Chairman - CHCGCC

To: Wokingham Unitary Council,
Planning Services
Shute End
Wokingham Att'n Nic[illegible]

MR & MRS H. C. KEATING
No. 1 WHITE COTTAGES
CULHAM LANE, UPPER CULHAM
WARGRAVE
BERKS RG10 8NP
TEL. 01491 575792

30/1/02

PLANNING SERVICES	HPT
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05 FEB 2002

Dear Sirs,

Application No. F/2001/5491 Jan 2002

Having studied the Planning Application at Woodley Library and following our subsequent telephone conversation, I remain uncertain of the current Land Use status of the site. However, the Site is in the Green Belt and in an Area of Special Landscape Importance. These two facts should govern the handling of the case.

In direct response to F/2001/5491, I offer the following comments for your consideration :-

① Land Use

I am concerned about a possible future change of use to Commercial or Residential Use. To preclude this I feel a suitable legal agreement could be sought or, at least, a suitable Condition applied. For the same reason I believe it important to use only "temporary materials" in the building.

② Environmental

I trust that the material and finishes used will be carefully conditioned (including Car Parking and Access surfaces, Lighting and General Landscaping) in order to help maintain the Special Landscape status of the area.

Yours faithfully

H C Keat

RB

FROM: Nicola Lake

DELEGATED

DATE: 10 January 2002

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/5491

Proposal: Proposed erection of a cricket pavilion..

Site Address: Land At , Kentons Lane, Upper Culham, Reading.

Applicant: Crazies Hill & Cockpole Green Cricket Club C/O Peter Collis.

Your observations are required in respect of this application **by 03/02/2002** .

This land is classified as farmland in the Green Belt and SLI. This was not declared on Section 66 There has been no change of use since application no. 6/63781/F 24.4.96 Youngs Farm. Under these circumstances the Parish Council wishes to record an objection to the construction of a permanent building on agricultural land.

If approval is granted the Parish Council requests a condition that the building is for use by Crazies Hill and Cockpole Green Cricket Club only, with use restricted to a cricket Pavilion.

SIGNED: A Hodgson DATE: 5/2/02.

DP Clerk To Wargrave Parish/Town Council.

01189403048

FROM: Nicola Lake

DATE: 10 January 2002

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
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DC	ENF
APP	
CS	

06 FEB 2002

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Application Number: F/2001/5491

Proposal: Proposed erection of a cricket pavilion..

Site Address: Land At , Kentons Lane, Upper Culham, Reading.

Applicant: Crazies Hill & Cockpole Green Cricket Club C/O Peter Collis.

Your observations are required in respect of this application **by 03/02/2002** .

This land is classified as farmland in the Green Belt and SLA. This was not declared on section 66 There has been no change of use since application no. 6/63781/F 24.4.96 Youngs Farm. Under these circumstances the Parish Council wishes to record an objection to the construction of a permanent building on agricultural land.

If approval is granted the Parish Council requests a condition that the building is for use by Crazies Hill and Cockpole Green Cricket Clubs only, with use restricted to a cricket Pavilion.

SIGNED: A Hodgson DATE: 5/2/02

DP Clark To Wargrave Parish/Town Council.

01189403048

FROM: Nicola Lake

DATE: 10 January 2002

PLANNING SERVICES	HPT
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	FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/5491

Proposal: Proposed erection of a cricket pavilion..

Site Address: Land At , Kentons Lane, Upper Culham, Reading.

Applicant: Crazies Hill & Cockpole Green Cricket Club C/O Peter Collis.

Your observations are required in respect of this application **by 03/02/2002** .

This land is classified as farmland in the Green Belt and S.L.1. This was not declared on Section 66 There has been no change of use since application no. 6/63781/F 24.4.96 Youngs Farm. Under these circumstances the Parish Council wishes to record an objection to the construction of a permanent building on agricultural land.

If approval is granted the Parish Council requests a condition that the building is for use by Crazies Hill and Cockpole Green Cricket Clubs only, with use restricted to a cricket Pavilion.

SIGNED: A Hodgson DATE: 5/2/02

DP Clerk To Wargrave Parish/Town Council.

To:

From: Nicola Lake

Date: 17 January 2002

Application Number: F/2001/5491

Proposal: Proposed erection of a cricket pavilion..

Site Address:
Land At , Kentons Lane, Upper Culham, Reading.

Applicant:
Crazies Hill & Cockpole Green Cricket Club C/O Peter Collis.

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

PL Cycle parking if possible - 5 Sheffield stands near the entrance to the pavilion in a visible overlooked location

☎ 0118 974 6379 (Direct Line)
Monday, 28 January 2002

WOKINGHAM UNITARY
Aiming for Excellence

Peter Collis
The Beren
Hatchgate Farm
Cockpole Green
Wargrave
RG10 8NE

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

Dear Sir/Madam,

Planning Application No: F/2001/5491

Address: Land at Kentons Lane, Upper Culham, Reading

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

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

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

1. That the proposed development contains a level approach that satisfies the requirements of part M2. If site constraints necessitate an approach steeper than 1 in 20, a ramped approach should be provided.
2. Easy going steps should compliment ramped approaches.
3. Ensure that entrance doorways have a minimum clear opening width no less than 800mm (preferably 900mm).
4. That all internal doors have a minimum clear opening width no less than 750mm.
5. That all doors have an unobstructed space on the side next to the leading edge of at least 300mm where reasonable and practicable.
6. To provide an accessible WC which meets the requirements of Part M3 (para 4.16).
7. To provide accessible shower/changing facilities to include access for wheelchairs, sufficient space for transfer onto a seat, and for seats, taps, shower-heads, mirrors and clothes hooks, window openers etc. to be mounted at suitable heights. Part M provides minimum specifications for shower and dressing compartments.

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

1. To consider the design and position of door furniture in terms of reach and grip.
2. To consider the use of colour and tonal contrast of floors, walls, doors and door furniture to improve visibility for all users.
3. To consider the force required to open doors is not excessive (20 Newtons recommended).
4. To consider the levels of maintained luminance both internal and external to the building and its approaches.
5. To ensure that the accessible WC has externally accessible locks and pull cord alarm for emergency use.
6. To consider the provision of accessible signage and way-finding information both internal and external to the building.

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

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

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

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

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

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

Yours faithfully,

Henry Knight
Access Officer

CC: **Nicola Lake - WDC Planning Dept.**

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Nicola Lake Development Control	Your Ref:	F/2001/5491
From:	Tom Payne Environmental Health	My Ref:	20016467
		Date:	22 January 2002

PROPOSED ERECTION OF A CRICKET PAVILLION.

LAND AT KENTONS LANE, WARGRAVE.

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

However, I recommend that the applicants are made aware of the following information should the applicant be granted planning consent:

1. The premises may require registration under the Food Safety Act 1990 and will need to comply with the standards contained in the relevant Food Hygiene Regulations prior to becoming operational. The applicant is advised to contact Tony Sheath, Senior Environmental Health Officer, Food team on 0118 974 6402 for further information.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 23 January 2002

Location:	Land at Kentons Lane, Upper Culham, Wargrave
Proposal:	Proposed erection of a cricket pavilion.
Application Number:	F/2001/5491

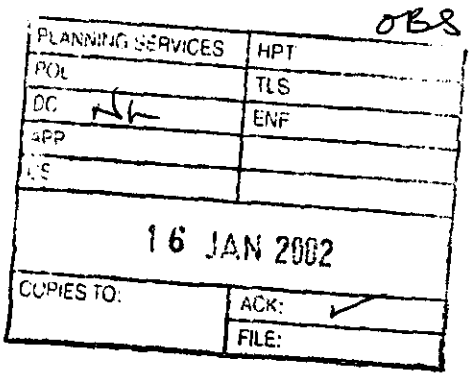
In response to your consultation dated 10 January 2002 for the above application, the landscape comments are as follows:

The site is located within the Green Belt and ASLI designation. The proposed pavilion is roughly the same size as the existing sheds and also in a similar position. Some tree planting has recently been undertaken on the site between the sheds and Kentons lane, which I presume is to be retained and at present the parking seems to be an informal arrangement on grass in this area.

I have no objection to the proposals as the use will remain the same and will not be intensified. The site has an informal layout and is in keeping with the rural character of the area. The applicant will need to confirm that no additional hardstanding will be provided for parking or other uses around the pavilion.

Catherine Brimble

Catherine Brimble
Landscape Architect



Martin Young
Youngs Farm
Kentons Lane
Upper Culham
Berks
RG10 8NX

Wokingham Unitary
Planning Services Department
PO Box 157
Shute end
Wokingham
Berkshire
RG40 1WR

Dear Sirs

RE: Planning application F/2001/5491, Land at Kentons lane, Upper Culham Reading

I would like to make some comments on the proposed planning application bearing in mind that my land surrounds the property in question from three of the four sides available to it.
I see the proposed erection as an encroachment of buildings in an area of outstanding natural beauty. This building would detract both from my enjoyment of the natural landscape within the confines of my own property and in fact from the public point of view from the public footpath running across the land near to this point.

Furthermore I would be concerned that the motive for this application would be other than stated as I see no earthly reason for a cricket pavilion when to my knowledge there are less than a handful of games held every year.

I do not have the planning knowledge to confirm specific technical reasons against the application but I would like to confirm my objection as the adjacent landowner most strongly opposed to further development of this spot.

Yours Faithfully

Martin Edward Young

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 10 January 2002

Application Number: F/2001/5491

Proposal: Proposed erection of a cricket pavilion.

Parish: WARGRAVE PARISH

Site Address:
Land At , Kentons Lane, Upper Culham, Reading.

Applicant:
Crazies Hill & Cockpole Green Cricket Club C/O Peter Collis.

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:** AC 14/1/02

Application Number : F/2001/5491	Map No : 12
Case Officer : ~~AA~~ NC	Site Area : 1.61
Valid Date : 09 JAN 2002	Received Date: 13/12/2001

Level : Delegated Application

Description : Proposed erection of a cricket pavilion.

Location : Land At , Kentons Lane, Upper Culham, Reading.

Parish : WA Ward : WAR

Applicant : Crazies Hill & Cockpole Green Cricket Club C/O Peter Collis.

Fee Required: £190 Fee Received: £190 (S)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Position of all rear windows is shown diffently on floor plan & rear elevation.	2/1/02	9/1
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓ Area of Special Landscape Importance

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services ✓

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

CPRE ✓

Disabled Access Officer ✓

NEIGHBOURS

.....

S/N + see map ✓

.....

.....

No pre-apps

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ – Groundwater Protection Zone.

Railtrack – Sewage disposal (cesspool) ✓

Police Arch Officer

HERITAGE BODIES

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

OTHERS

..... (GREEN BELT)

.....

.....

.....

.....

.....

09 JAN 2002 5491

Tel. (0118) 974 6429 or 6433

Date: 02 January 2002

Your Ref:

My Ref: F/2001/5491

WOKINGHAM UNITARY
Aiming for Excellence

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

Crazies Hill & Cockpole Green Cricket Club
C/O Peter Collis
The Beren, Hatchgate Farm
Cockpole Green
Wargrave
Berks
RG10 8NE

Dear Sir/Madam

Reference Number: 2001/5491

Site Address: Land At , Kentons Lane, Upper Culham, Reading.

Proposal: Proposed erection of a cricket pavilion.

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

The position of the windows in the rear elevation do not match up with the floor plan. Which is correct? Please make plans match.

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

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

09.JAN.2002* 5491

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

1.	APPLICANT'S NAME	CRAZIES HILL & COCKPOLE GREEN CRICKET
	ADDRESS	CLUBS. C/o. Mr. J. ADAMS, THE LODGE,
		CRAZIES HILL, WARGRAVE, BERKS.
	POST CODE	RG10. 8LY. PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PETER COLLS.
	ADDRESS	THE TYEREN, HATCHGATE FARM,
		COCKPOLE GREEN, WARGRAVE
	POST CODE	RG10. 8NE PHONE 0118 9401541.
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	LAND TO SIDE OF YOUNG'S COTTAGES,
		KENTONS LANE, UPPER CULHAM.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CRICKET PAVILION.
5. Give the area in hectares or part of a hectare	AREA OF SITE	1½ hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	ELEVATIONS, PLANS.

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.

CRICKET PITCH.

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.

TIMBER BOARDING WALLS.
GREEN MINERAL FELT ROOF COVERING.

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.

FENCES AND HEDGES AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details KLARGESTER SEALED CESSPOOL.

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

No.

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.

£190.00.

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 C.C.C.C. DATE 7.12.01

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

09 JAN 2002* 5491

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				
B-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE		71·440	71·500	
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		

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.

CRICKET MATCHES.

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

CRAZES HILL L COCKPOLE GREEN CRICKET CLUB.

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

Existing Staff	*Transferred Staff*	*New Staff*	*Total*
N/A.			

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

N/A.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No. 09 JAN 2002 * 5491

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
Mr. B. CLARK.	37, HUGH ST. LONDON SW1V 1JQ	13.12.01

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

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 . CRAZIES . HILL . & . COCKPOLE . . GREEN . CRICKET CLUB

Date . . 13 | 12 | 01 . . . . . .

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

ADDRESS LAND AT CORNER JUNCTION OF UPPER CULHAM & KENTONS LANE PARISH WARGRAVE

PLOT No.

ORD. SHEET No SU 7981 (N° 12)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/77/58	Mr. W. Lee (Hatchgate Farm)	On Plots 1+2 O/App to erect two dwellings	20. 6. 1958	N/A REF.

DATE OF COMPLETION

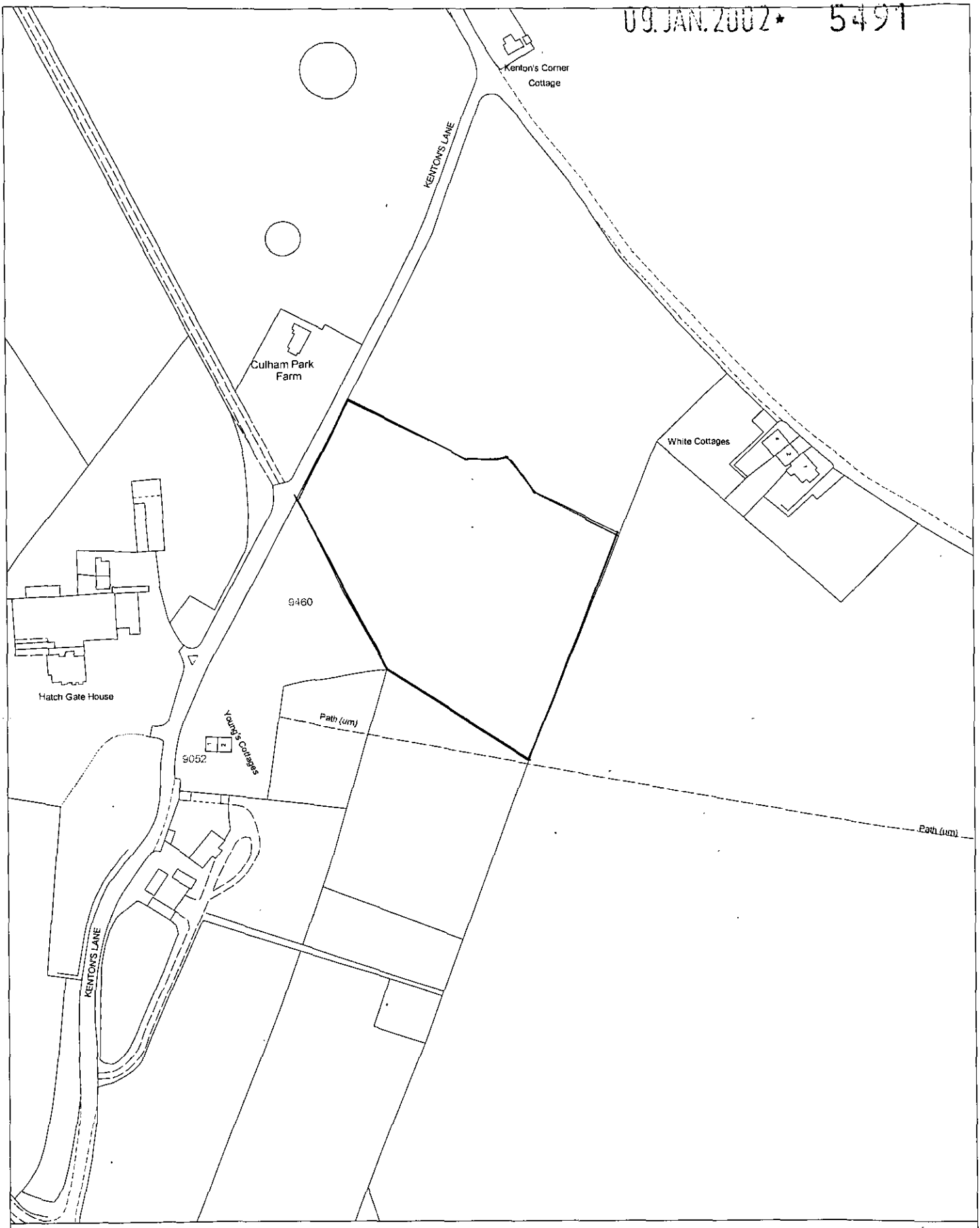
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

09. JAN. 2002* 5491



Site Plan, Scale: 1 to 2500

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Date: 26 November 2001

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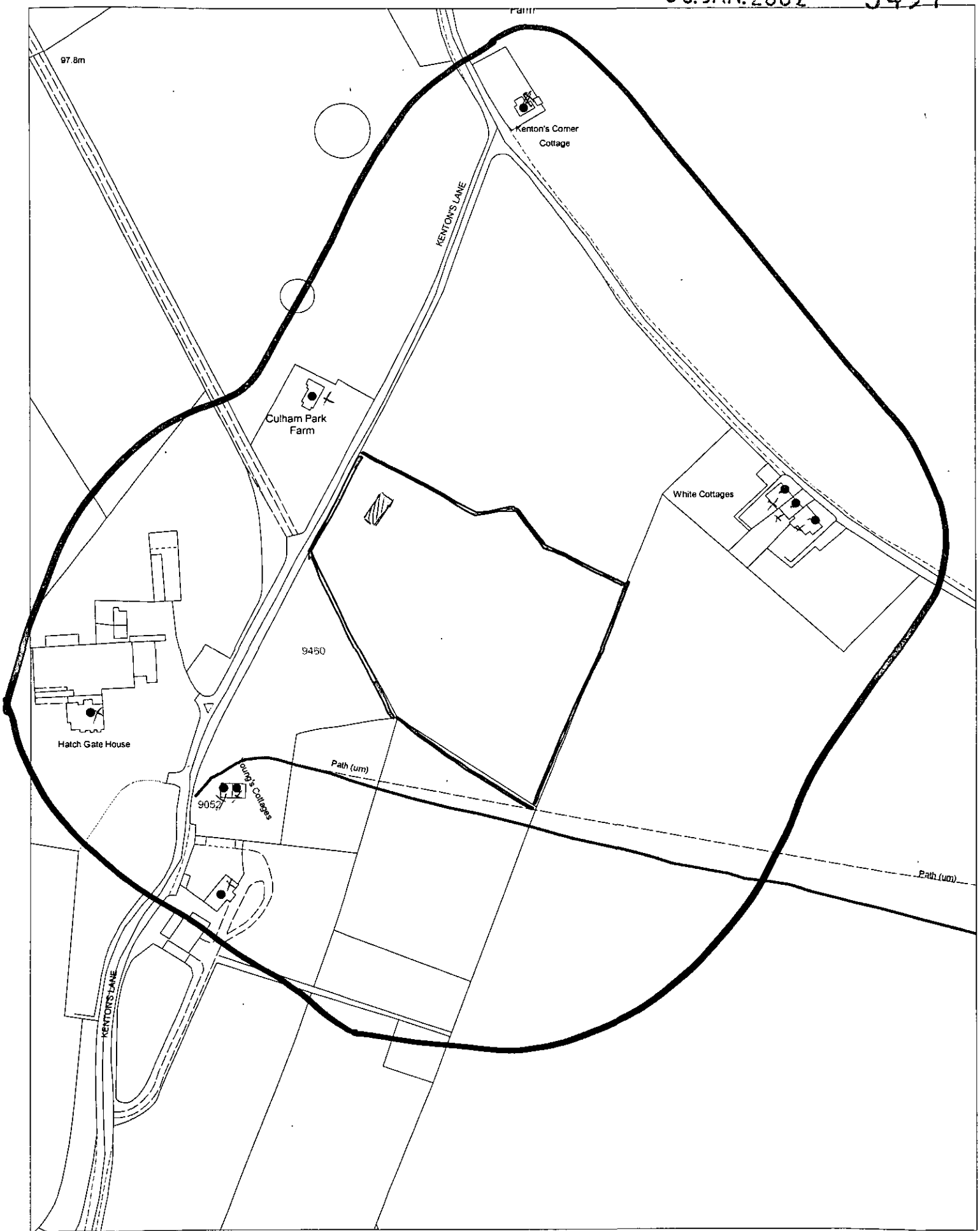
09.JAN.2002* 5491



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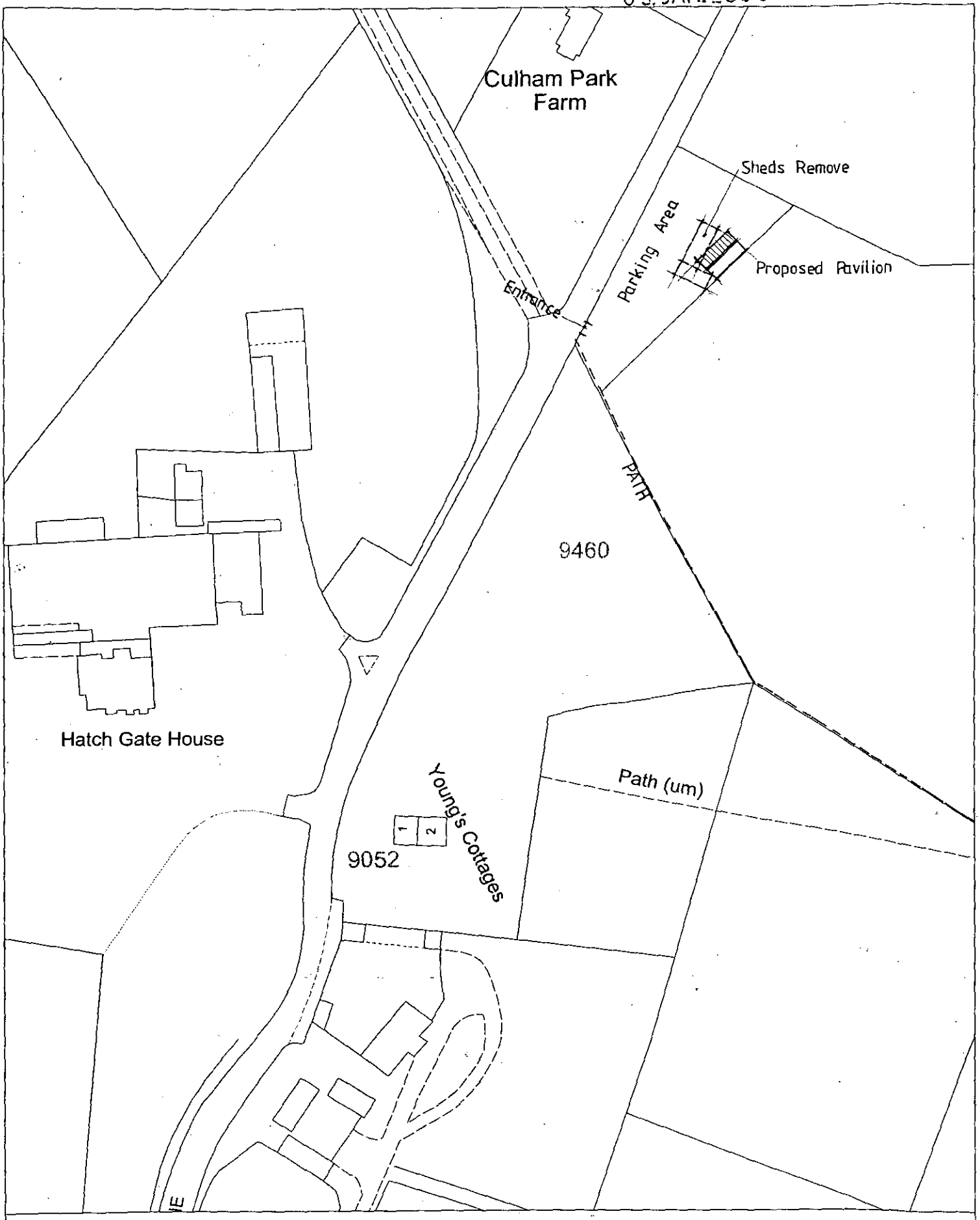
Development Control Section, Environmental Services, Wokingham District Council.
17 December 2001 Scale: 1 : 2500

N W E S

09 JAN 2002* 5491



Site Plan, Scale: 1 to 1250

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Date: 26 November 2001

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