APPLICATION NO:
VAR/2000/1626

LOCATION:
The Homestead Park Lane, Charvil Reading.

APPLICANT:
Mr Bicknell C/O P Memmott

PROPOSAL:
Proposed variation to condition 6 of consent 41110 to allow 9 commercial vehicles parked on site instead of 6.

EARLIEST DATE FOR DECISION: **10/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
25/07/2000

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Bicknell
C/O P Memmott
Fairweathers
400 Thames Valley Park Drive
READING
Berkshire
RG6 1PT

Application Number: VAR/2000/1626

Parish:	**CHARVIL**
Location:	**The Homestead, Park Lane, Charvil, Reading**
Proposal:	**Proposed variation to condition 6 of consent 41110 to allow 9 commercial vehicles parked on site instead of 6.**

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. This permission shall inure until 31 December 2001 when the use shall be discontinued and the land restored to its former condition in accordance with a scheme of work to be submitted to and approved by the Local Planning Authority.

Reason
1. In order to enable the Authority to assess the impact of traffic on the character and amenity of the area and its occupants.

Informative
1. The applicant is reminded that the use shall not operate other than between the hours of 7.00am to 8.00pm Monday to Saturday (inclusive) and shall not operate at all on Sundays or Bank or National Holidays.

Informative

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

Berkshire Structure Plan Policies BU1, BU2, T7
Loddon Area Local Plan Policies LTV2, LBE1, LT5
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2, WBE1, WT2, WEM12

John Mitchell

John Mitchell
Development Control Manager
Date: 19/10/2000

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.

PLANNING PERMISSION

EAK

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR M BICKNELL
C/O NORTH CROOK PLANNING LTD
THE FORMER BREWERY TAP
3 SHIRBURN STREET
WATLINGTON OXON OX9 5BU

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.41110 (F)

Proposal:
CHANGE OF USE OF AGRICULTURAL BUILDINGS TO STORAGE MAINTENANCE AND REPAIR OF COMMERCIAL VEHICLES (RETROSPECTIVE APPLICATION)
THE HOMESTEAD PARK LANE CHARVIL

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The use hereby permitted shall be discontinued on or before 31st August 1996. (752G)

01 REASON It is considered inappropriate to perpetuate indefinitely a use of this nature until its effect on the amenities of the locality has been adequately assessed.(451R)

02 A detailed scheme of landscaping shall be submitted within 2 months of this permission for the written approval of the District Planning Authority. The scheme shall include indications of; a) all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. b) species, height/sizes, densities per metre square of proposed planting, together with their distribution on site, preferably on a 1:200 scale plan. c) those areas to be mounded, seeded, turfed, paved or hard landscaped. . and details of tree planting along the north-eastern and north-western boundaries of the site. All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the grant of permission. Any trees or plants which within a period of 3 years from the completion of the development die,are removed or become seriously damaged shall be replaced in the next planting season with others of similar size and species unless the District Planning Authority gives written consent to any variation.(754G)

continued/-

02 REASON To ensure the implementation of a satisfactory scheme of landscaping which will in due course improve the environmental quality of the development and soften its impact on the area.(196R)

03 The development hereby permitted shall not cause detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke. soot, ash, dust or grit.(261)

03 REASON In the interests of amenity.(90R)

04 No commercial vehicles, goods, materials, plant, machinery, trade waste, or other items shall be stored, deposited, repaired, operated, processed or displayed on the open space within the application site without the prior written permission of the District Planning Authority.(757g)

04 REASON In the interests of amenity.(90R)

05 Only day to day maintenance of vehicles operating from or based at the premises shall be carried out on the premises and not major repair work.

05 REASON In the interest of amenity

06 The vehicles associated with the commercial use of the site shall be restricted to not more than 6 No. six-wheel gully and cesspool emptying vehicles and 6 staff cars.

06 REASON For the sake of clarity and to ensure an appropriate development for this site.

07 No external lighting of any type shall be provided without the prior written permission of the District Planning Authority.(310)

07 REASON In the interests of amenity.(90R)

08 The use hereby permitted shall be carried on only by Mr M Bicknell. (758G)

08 134R

09 No washing down of the commercial vehicles operating from the site shall take place on the premises.

09 REASON In the interests of amenity and to avoid pollution of the water environment.

10 No solid matter shall be deposited so that it passes into any watercourse.

10 REASON To prevent pollution of the water environment.

11 The use hereby permitted shall not take place between the hours of 8.00PM and 7.00AM the following day, Mondays to Saturdays and shall not take place at all on Sundays or on Bank Holidays.

continued/-

Application 41110 continued

11 REASON To protect the amenities of neighbouring residential properties

Date 23 AUG 1993 R.F. Wilson

23 AUG 1993 District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

Tel: (0118) 974 6463

Date: 28/9/00

My ref: VAR/2000/1626

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 Pierce
Rowanbury
99 Western Avenue
Woodley
RG5 3BL

Dear Councillor

Application Number: VAR/2000/1626
The Homestead, Park Lane, Charvil, Reading.
Proposed variation to condition 6 of consent 41110 to allow 9 commercial vehicles parked on site instead of 6.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.
until 31.12.01

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. 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 9/10/00.

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **VAR/2000/1626**
The Homestead, Park Lane, Charvil, Reading.
Proposed variation to condition 6 of consent 41110 to allow 9 commercial vehicles parked on site instead of 6.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Pierce

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

FAIRWEATHERS

Chartered Surveyors
Commercial Property Consultants

PLANNING SERVICES	RPT 33533
POL JM	TLS
DC	ENF
APP	
CS	
25 AUG 2000	
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	FILE:

Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

FAO: Joss Miller, Planning Services

Your ref: VAR/2000/1626

Our ref: PJM/KJ/17

Date: 24 August 2000

Dear Ms Miller

RE: APPLICATION NO. VAR/2000/1626
THE HOMESTEAD PARK LANE CHARVIL READING

I refer to our recent site meeting and attach herewith an Ordnance Survey extract plan showing:-

1. The area of Mr Bicknell's land ownership is outlined in red.

2. I have shown hatched in black two of the existing buildings on Mr Bicknell's site. One will accommodate eight commercial vehicles and the other four.

Mr Bicknell has confirmed that it is his intention to store all the lorries within the buildings marked on the attached plan.

The lorries will therefore not be visible and Mr Bicknell has confirmed that they can easily be accommodated within the existing commercial buildings.

Mr Bicknell has also indicated that they have no objections to a condition being placed on a consent to the effect that at night time all commercial vehicles must be secured within the buildings out of sight from members of the public. It would be his intention to do so anyway purely for security reasons.

I trust this is sufficient for your purposes but would be grateful if you could kindly give me a call upon receipt of this letter.

Yours sincerely

Peter J Memmott FRICS
FAIRWEATHERS
Chartered Surveyors
Direct Telephone: 0118 969 8999

Rang left message. — need specific spaces.

cc M Bicknell Esq

Kingfisher House Headley Park 8 Headley Road East Woodley Reading Berkshire RG5 4SG
Tel: 0118 969 3800 Fax: 0118 969 2295 E-mail: info@fwsurveyors.co.uk www.fwsurveyors.co.uk

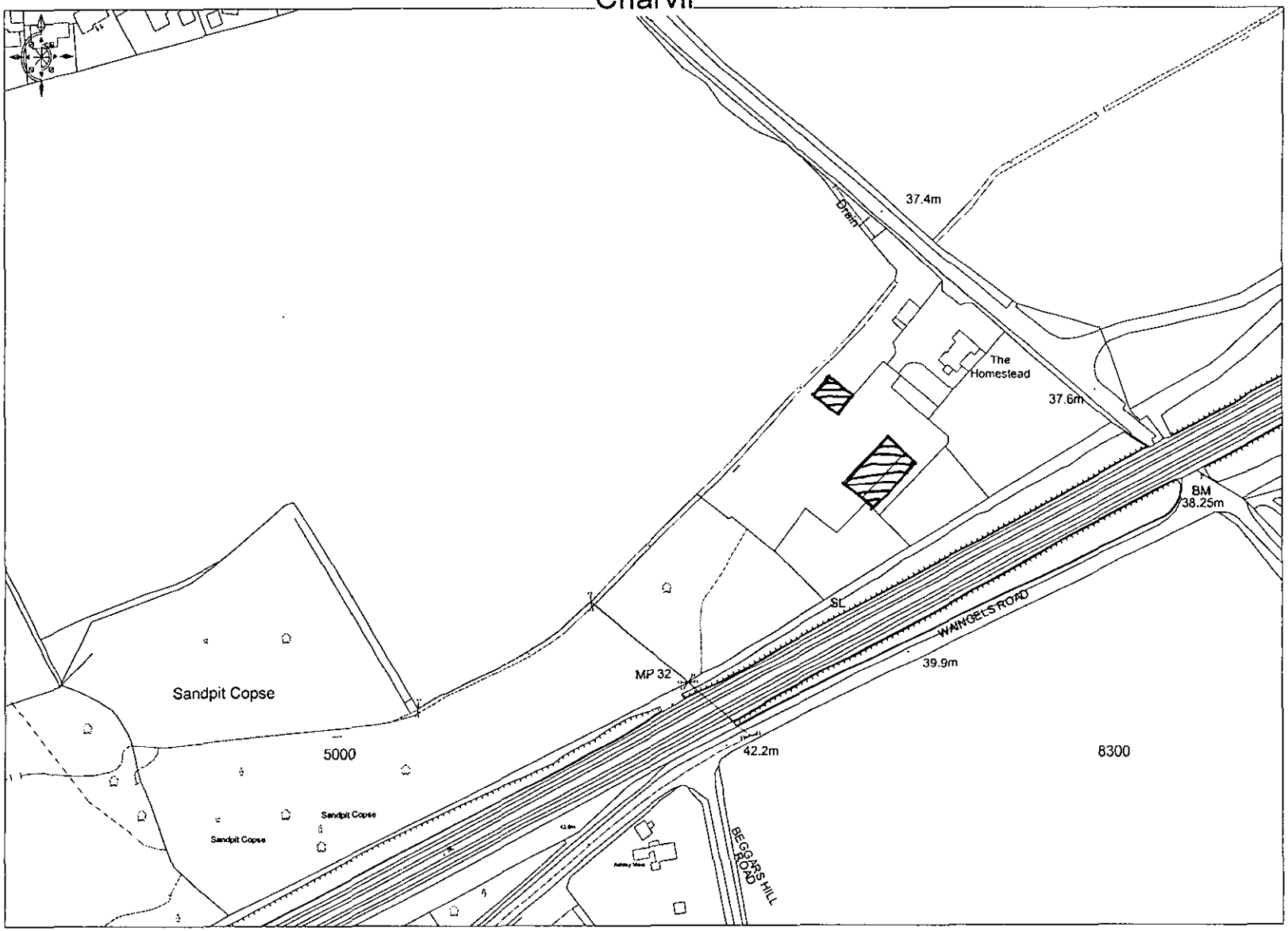
Partners:
Peter Memmott *BA (Hons) FRICS MCIArb*
David Thompson *Dip Surv ARICS*
Ann Egan

Offices in Reading and Slough

VAT Number: 724 5592 24

Consultant:
Robert C L Gunn *BSc (Hons) FRICS*

The Homestead
Park Lane
Charvil



Ordnance Survey Licensed Partner

© Crown copyright 2000 All rights reserved. Based on Ordnance Survey digital data Survey Scale - mixed Plotted Scale - 1:2500
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

Fairweathers Chartered Surveyors

FAIRWEATHERS

Chartered Surveyors
Commercial Property Consultants

PLANNING SERVICES	RPT 34086
POL	TLS
OC JM	ENF
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CS	
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	FILE:

Reply rcvd -

Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

FAO: Joss Miller, Planning Services

Your ref: VAR/2000/1626

Our ref: PJM/KJ/17

Date: 08 September 2000

Dear Ms Miller

RE: APPLICATION VAR/2000/1626
THE HOMESTEAD PARK LANE CHARVIL READAING

I refer to my letter of 24 August 2000 together with attached plan and to our earlier site meeting.

It would be most helpful if you could kindly spare the time to update me on the current position; my client is obviously becoming concerned at the delay in response to the planning application.

I look forward to hearing from you.

Yours sincerely

Peter J Memmott FRICS
FAIRWEATHERS
Chartered Surveyors

Direct Telephone: 0118 969 8999

Kingfisher House Headley Park 8 Headley Road East Woodley Reading Berkshire RG5 4SG
Tel: 0118 969 3800 Fax: 0118 969 2295 E-mail: info@fwsurveyors.co.uk www.fwsurveyors.co.uk

Partners:
Peter Memmott *BA (Hons) FRICS MCIArb*
David Thompson *Dip Surv ARICS*
Ann Egan

Offices in Reading and Slough

VAT Number: 724 5592 24

Consultant:
Robert C L Gunn *BSc (Hons) FRICS*

FAIRWEATHERS

Chartered Surveyors
Commercial Property Consultants

PLANNING SERVICES	HPT 34324
POL	TLS
DTS JM	ENF
APP	
CS	
18 SEP 2000	
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	FILE:

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

FAO J Miller, Planning Services

15th September 2000

Dear Miss Miller,

Re: Application Var/2000/1626
A Better Service Ltd The Homestead, Park Lane, Charvil, Reading RG10 9TR

We are pleased to enclose herewith our client's plans showing the interior of the buildings and the intended positions of the vehicles. The main shed is ~100ft long by 25ft wide with an adjoined building of 15ft 6ins by ~100ft, and another separate building of 47ft 6ins by 30ft 9ins. Each building is fully enclosed and secure. The vehicles to go in the sheds are a maximum of 23ft long by 8ft 3ins wide, giving sufficient space to fit eight vehicles with clearance room in the largest shed. The smaller shed is sufficient to house 4 x 4 wheeled vehicles or 2 x 6-wheeled vehicles, and this will still leave the third shed unoccupied. The buildings will provide more space than is needed for the proposed vehicle parking.

I hope that this information is sufficient for your requirements. Please contact me on my direct number if you need further clarification.

Yours sincerely

Peter J Memmott
Senior Partner
Fairweathers Chartered Surveyors

Kingfisher House Headley Park 8 Headley Road East Woodley Reading Berkshire RG5 4SG
Tel: 0118 969 3800 Fax: 0118 969 2295 E-mail: info@fwsurveyors.co.uk www.fwsurveyors.co.uk

Partners:
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David Thompson *Dip Surv ARICS*
Ann Egan

Offices in Reading and Slough

VAT Number: 724 5592 24

Consultant:
Robert C L Gunn *BSc (Hons) FRICS*

WORK SHEET FOR : Joss Miller

Application Number : VAR/2000/1626

Applicant : Mr Bicknell C/O P Memmott.

Location : The Homestead, Park Lane, Charvil, Reading.
Proposal : Proposed variation to condition 6 of consent 41110 to allow 9 commercial vehicles parked on site instead of 6.

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : 15/6

Date of Site Visit : 19/6

Date Registered : 30/05/2000

Earliest Date for Decision : 10/07/2000

Latest Consultation Date/Site Notice Expiry Date : 10/07/2000

This application will have expired on: 25/07/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

14, 4, 8(x2), 12, The Hawthorns - object, noise, increase in traffic.
Env Health - No objection - conditions.
Charvil PC - Object - noise, increase in traffic.
Highways - No comment.

Planning Issues :

Effect on street scene & neighbouring properties DRE1.
Countryside
Green gap.

Application Number: VAR/2000/1626

Appraisal :

This application is for the variation of condition 6 of 4110 to allow 9 commercial vehicles to park on site instead of six.

The original consent stated that only 6 vehicles should park on the site in order to assess the impact on the area. Neighbours have objected on the grounds that the hours of operation have been violated. Enforcement have been monitoring the situation and will continue to do so if these problems persist. Other issues raised include noise and smells emineting from the site. Environmental Health were consulted in the course of the application but had no objections regarding the variation of condition 6. With regard to highways issues the suitability of the access is considered satisfactory as is the condition of the road. The use of speed ramps will reduce the speed of overall traffic thus resulting in a safer highway. General bad or dangerous driving is a police matter and is not, therefore, a planning issue. At present a leisure facility is in the process of being constructed off Park Lane. Once this is completed an accurate account of the increase in traffic can be taken into consideration. A condition can be attached to this application giving temporary permission until 31/12/01 which is when the temporary use of the land for these purposes will expire. This will allow the

Recomendation : Approval: ☒ **Refusal:** ☐

(tick appropriate box)

Authority to assess the impact of the traffic on the character and amenity of the area and on the nearby occupants of the site. Therefore the variation of condition is not considered to have sufficient detrimental impact on the Green Gap, Countryside & neighbouring properties at present, to warrant a refusal. However, the entire permission will be reassessed when all permissions expire on 31/12/01.

Application Number VAR/2000/1626
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			This permission shall enure until 31/12/01 when the use shall be discontinued and the land restored to its former condition in accordance with a scheme of work to be submitted to and approved by the Local Planning Authority.
		Reason	In order to enable the Authority to assess the impact of traffic on the character and amenity of the area & its occupants.
		Inf	The applicant is reminded that the use shall not operate other than between the hours of 7.00 am to 8.0 pm Mon to Sat (inclusive) and shall not operate at all on Sundays or Bank or National Holidays
		N16.	[redacted]
			B.S.P.
			BU1, BU2, T7.
			WDLP
			DOS2, 3, DCC1, WCC2,
			LBE1, LT2, LEM12
			LALP
			LTV2, LBE1, LTS.

RECORD OF SITE VISIT

SITE ADDRESS: The Homestead Park Lane Charvil Reading.

APPLICATION NUMBER: VAR/2000/1626

OFFICER: Joss Miller

DATE OF SITE VISIT: 19/6

1 SITE/STATUTORY NOTICE DISPLAYED ? \

2. DESCRIPTION OF SURROUNDINGS
Chalet bungalow on large site

3. DESCRIPTION OF SITE/BUILDING
Domestic dwelling with 2 x out buildings to rear of site

4. RELATIONSHIP TO ADJOINING PROPERTIES
Large site with screening on boundary

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING —

LEVELS \

BOUNDARY TREATMENT Trees and shrubbery on boundary.

OTHERS \

Applicationo	Name & Address
VAR/2000/1626	D Selby 14 The Hawthorns Charvil Reading Berkshire RG10 9TS
VAR/2000/1626	I R Hill 12 The Hawthorns Charvil Reading RG10 9TS
VAR/2000/1626	B Paget 8 The Hawthorns Charvil RG10 9TS
VAR/2000/1626	G R Paget 8 The Hawthorns Charvil RG10 9TS
VAR/2000/1626	Ms A Berne 4 The Hawthorns Charvil Rg10 9TS

App. approved
Letter sent 20/10/00

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Joss Miller **Date:** 15 June 2000

Application Number: VAR/2000/1626

Proposal: Proposed variation to condition 6 of consent 41110 to allow 9 commercial vehicles parked on site instead of 6.

Parish: CHARVIL PARISH

Site Address:
The Homestead, Park Lane, Charvil, Reading.

Applicant:
Mr Bicknell C/O P Memmott.

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).

Highways has no comments.

Signed: _____ **Print name:** Stephanie Knowles.

17/07/00. Goods Vehicle

No objection to the proposals. An operators licence exists for the site and there have been no recorded accidents in the vicinity.

21.9.00

Mr Bicknall has confirmed that he does not conduct business relating to CCTV installation and I saw no evidence of such a business on the 2 dates that I made site visits – 1 of which was unaccompanied.

19/6 & 21/8.

During discussions with both Mr Bicknall and Mr Memmot, I have expressed neighbours concerns relating to working hours as stated on the previous permission.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

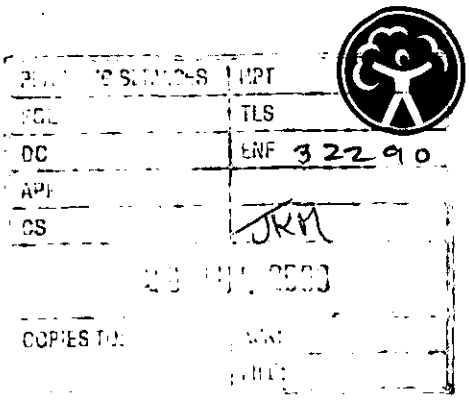
_____

_____

Signed _____

Our ref: SP\2000\001906\001
Your ref: VAR/2000/1626

Date: 21st July 2000



ENVIRONMENT AGENCY

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

Dear Sir/Madam

VARIATION OF CONDITION 6 OF CONSENT 41110 - THE HOMESTEAD, PARK LANE, CHARVIL

Thank you for your letter dated 15 June 2000 which was received on 20 June 2000. You are asked to quote the following reference in any correspondence: SU77NE/3/5. The Environment Agency has no objection to the variation of the above condition, but would advise as follows:

Environment Protection; Contact Nick Weddell on 01276 454405

The developer should consult the Environment Agency on measures for the prevention of pollution, with particular reference to the delivery, storage and use of oils and chemicals, the disposal of surface water and the drainage of vehicle washing areas. No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

A separator should be provided on the main surface water outlet from this site, the design of which shall be to the satisfaction of the Environment Agency.

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.

Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter should not discharge to the surface water system.

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.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Fairweathers, 400 Thames Valley Park Drive, Reading RG6 1PT

~~Cont/d.~~:

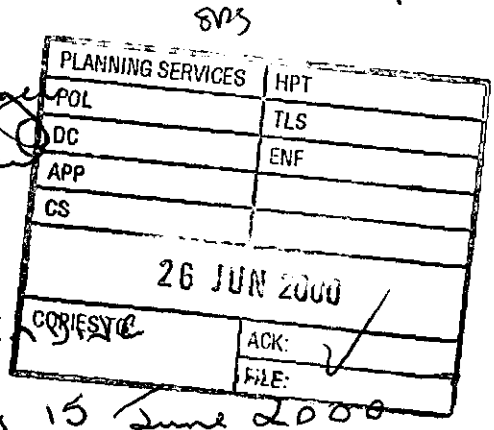
Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

[redacted]

Your Ref: Tom Miller VAR/2000/1626

19/6/00

John Mitchell
Development Control Manager
Wokingham District Council



Dear Mr Mitchell

THE HOMESTEAD - PARK LANE - R[illegible]

Thank you for your letter of 15 June 2000 concerning a proposal to vary condition 6 of consent H1110 in respect of the above address.

On a previous occasion when a proposal to extend the period of consent was received I did not object, taking into account that it would affect the livelihood of the tenants if refused.

However, the latest proposal is in my opinion one that exceeds what can be considered reasonable and I therefore object to the proposal.

In doing so I am mindful of the following:

(a) It would appear the The Homestead

was not intended to as a commercial building when erected and is not suitably located for that purpose.

(b) Park Lane was certainly not constructed to take a large number of heavy commercial vehicles.

(c) Park Lane has seen a large increase in traffic since the East Park Farm development and the entrance to and egress from constitute a danger for motorists, cyclists & pedestrians.

(d) I understand that it is alleged the Haulier already breaches planning consent by using vehicles exceeding the laid down criteria in the existing agreement of consent.

Yours sincerely

D SELBY. (MR)

2 pages

4 The Hawthorns
Charvil
Berks RG10 9TS

Mr Joss Miller
Environmental Services Dept
Planning Services
Wokingham RG40 1WR

10 July 2000

PLANNING SERVICES	HPT
POL	TLS
DC	EHF
APP	
CS OBS	JICM
10 JUL 2000	
COPIES TO:	ACK.
	FILE:

Dear Ms Miller

APPLICATION: VAR/2000/1626
THE HOMESTEAD, PARK LANE, CHARVIL

I received notification of the above on the 28th June.

I wish to object to the above variation on the following grounds

1. During the 5 years I have lived in Charvil, I and my neighbours have complained numerous times about lorry noise and smells from the premises. Over the past 2 years the noise from Mr Bicknell's lorries hurtling down Park Lane has become unacceptable, disturbing our sleep

during the week and our quality of life at weekends.

2. The company has breached the conditions of the permission numerous times over the past few years. Little if any enforcement action has been taken and I have no confidence that enforcement will be better if a variation is allowed

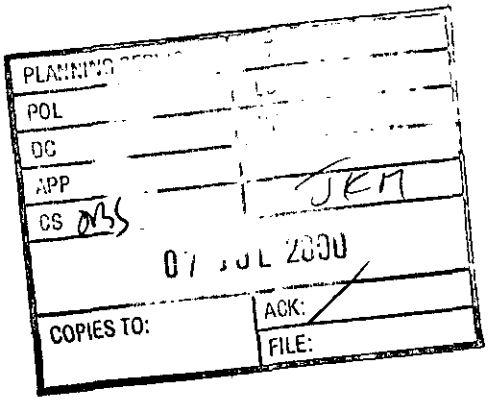
3. The conditional permission is for Mick Bicknell himself. The business has expanded to cover CCTV installation and now uses yellow vans in addition to the Darren Bicknell, Gary Bicknell and Mick Bicknell lorries which also use Park Lane - the vans speed down Park Lane and clatter loudly.

4. Neighbouring residents were never notified about the extension of the temporary permission. The area is now primarily residential and the business should not be permitted to vary its conditions,

I trust permission will be refused

Yours sincerely

Ann Barnes (Ms)



8 The Hawthorns
Charvil
Reading
Berkshire
RG10 9TS
6th July 2000

Keyed
read for
distribution

Mr John Mitchell
Development Control Manager
Planning Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

The Homestead, Park Lane Charvil-Proposed variation VAR/2000/1626

I wish to object to the above application on the following grounds:-

Number of vehicles. The Highways section at the time of the original application gave no objection "provided there were no more than 6 vehicles". The present permission allows for 6 vehicles, maximum 6 wheels. This was restriction was originally imposed to control the appropriate development of the site. Since January this year I have observed 13 vehicles in the colours of Bricknells operating from the site. The area has got more residential since then. Loddon Park has been provided as a supposed haven.

Size of vehicles. There are already two 12 wheel vehicles (M10 ABS, P14 ABS or N14 ABS) which is in contravention of the present permission covering 6 wheels. Mr Bricknell has applied for one 8 wheeled vehicle and "2 Others". Are these the 12 wheel juggernauts?

Staff Vehicles. The original permission granted permission for 6 staff cars. With a fleet of 13 vehicles operating there must be more staff cars operating. No addition has been requested.

Times of operation. Bricknell continually flouts the regulations. On 6th July 2000, W14ABS, presumably his latest attempt to ignore his present permission was returning to the site at 0645. I have written to the council on a number of times to complain about noise out of the permitted times.

Traffic Density. When the permission was first granted there was no traffic pinching at Waingels Road. This is now in place so all the traffic goes past our home. Added to this there are speed humps to cause occasionally severe vibration within our home. (My definition of severe is that it rattles light fittings and ornaments).

Who operates? The present application is being requested retrospectively by Mr Bricknell as was the first application. Mr Bricknell has a permission to operate in his own name. Some of the vehicles carry other names such as Darren Bricknell. It has

been suggested by neighbours that this is in fact another company operating from the site without the Council's permission!

The permission in 1996 was granted for 5 years only "short term in order to cover the use in light of the changing circumstances in the area". Circumstances have changed! There are another 230 house on the East Park Farm estate and the Hicks estate on the Hawthorns has nor been completed adding more houses and cars. The traffic situation has deteriorated so much that Wokingham council have had to build a roundabout at the end of Park Lane. There are speed humps to regulate the speed and volume of traffic using the road. Traffic pinching is in place on Waingels Road focusing Bricknells traffic down this residential stretch. There is a sports facility being built opposite the Homestead which will bring a lot of young people, by foot and by bike and car into the area. They will be at risk from increased heavy traffic. The area has changed considerably, from a quiet country lane to a residential suburb, but not yet into an industrial area.

The original application referred to importance of the green gap between Charvil and Woodley. Continued development will eat into this.

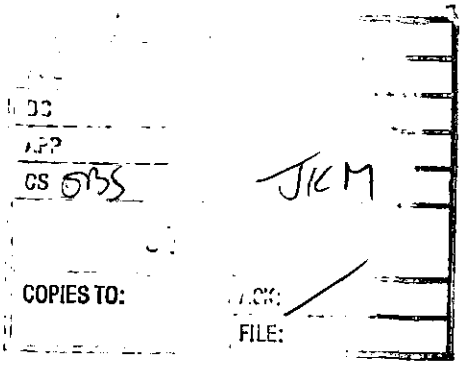
Mr Bricknell has from the days before he was originally granted permission had no regard for the local residents and the countryside within which we live. He has ignored many regulations and will continue to do so. It is past time when he should be stopped and the environment and residents protected.

In the first paragraph of Mr Bricknell's application he states that he cannot protect the security of his vehicles at his remote site (where is it?), but in the penultimate paragraph he operates his emergency service from that vulnerable site. What does he want us to believe?

I beg you refuse this application

Yours sincerely

G.R.Paget



8 The Hawthorns
Charvil
Reading
Berkshire
RG10 9TS
6th July 2000

Mr John Mitchell
Development Control Manager
Planning Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

The Homestead, Park Lane Charvil-Proposed variation VAR/2000/1626

I wish to object to the above application on the following grounds:-

Mr Bricknell has regularly disturbed the sleep of my family with the early movements of his vehicles.

He operates 7 too many vehicles for the permission that he already has. His first application was granted with restrictions to take into account the area around Charvil. Since that time Park lane ahas increased in busyness and cannot take more traffic.

Some of the vehicles are already too big for safety and durability of the local roads and already contravene the permission

Please refuse this application

Yours sincerely

Beverley A Paget

Beverley Paget

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Joss Miller, Development Control

My Ref: JPE/homestead

Your Ref: VAR/2000/1626

Date: 22 June 2000

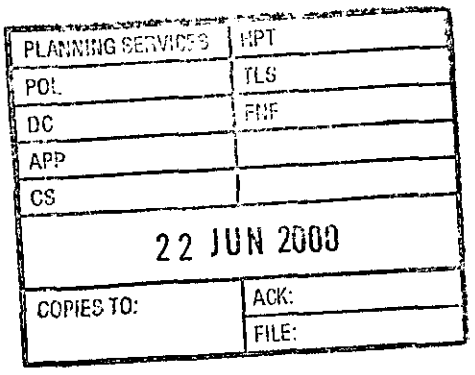
PROPOSED VARIATION TO CONDITION 6 OF CONSENT 41110 TO ALLOW 9 COMMERCIAL VEHICLES PARKED ON SITE INSTEAD OF 6 HOMESTEAD, PARK LANE, CHARVIL

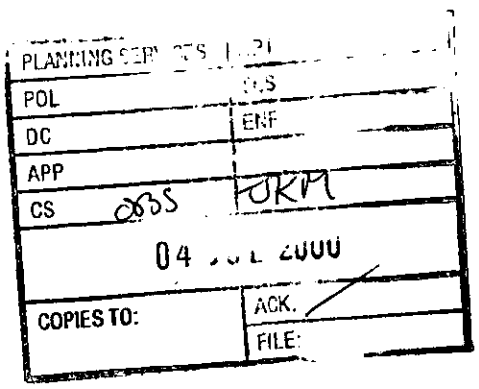
These proposals have been evaluated and I have no environmental health objections to the application but would recommend that the following condition be imposed should the application be granted planning consent:

- There shall be no movement of commercial vehicles in or out of the site between 2300 and 0700 hours.

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.

Joanne Ellis





12 The Hawthorns
Charvil
Reading
RG10 9TS

1 July 2000

VAR/2000/1626

I wish to object to the application by The Holmstead to increase the permitted number of commercial vehicles parked there from 6 to 9. I do so on the following grounds:

1. The movement of these vehicles along Park Lane causes an unacceptable obstruction. On these residential roads, HGV's create a hazard and a particular threat when driven assertively - as these are. I have observed and been involved in several events where "big truck intimidation" has clearly been a factor.
2. On occassions, these vehicles have obstructed the southerly access to the Hawthorns whilst drivers have done paperwork.
3. I do not believe that The Holmstead has complied with the current limitation and have demonstrated a lack of respect to both local regulations and good neighbourliness.

Yours sincerely

GRHill

PLANNING SER 31294
POL
DC
APP
CS JKM
05
COPIES TO:

PLANNING OBSERVATION SHEET - 114/00

FROM: CHARVIL PARISH COUNCIL

TO: Wokingham District Council

APPLICATION NUMBER **VAR/1626 /00**

PROPOSAL **Variation to allow 9 vehicles**

ADDRESS **The Homestead Park Lane, Charvil**

APPLICANT **Mr. Bicknell**

CASE OFFICER **Joss Millar**

PARISH COUNCIL COMMENT

This Council strongly objected to the original application to use these premises as a base for large sewage storage vehicles because of the impact of these heavy vehicles on this quiet residential road/country lane.

This further application is the result of the owners of the homestead being in breach of the original planning approval conditions for this site. This failure to comply with the approval requirements cannot be used as a reason for extending the number and size of vehicles using this site.

The restriction on use was made because of the need for these vehicles to exit the site along Park Lane, a quiet residential road. The need for this restriction has now increased. Heavy vehicles are now prevented from using Waingels Road and have to use Park Lane, and the East Park Farm housing estate has been built. The leisure centre will be completed in a short period of time and this will result in many more children using Park Lane both on foot and cycling. There is now a strong case for this approval to be cancelled in the interests of safety and noise pollution.

Road humps have been added to Park Lane which severely increases the noise which these vehicles make. Again the vehicles are in breach of the planning consent by leaving the site earlier in the morning than allowed.

Violation of planning consent conditions cannot be used as a reason for extending the use of these premises. The original planning consent has been violated and should be cancelled. No further use of these premises for this purpose should be allowed.

Wokingham District Council is requested to visit the site when vehicles return in the late evening. Damage is reported to the road humps in Park Lane being caused by these heavy vehicles.

Irvine Cohen

Clerk to the Council

28st June 2000

Received by Wokingham District Council

Application No: VAR/2000/1626

Proposal:
Proposed variation to condition 6 of consent 41110 to allow 9 commercial vehicles parked on site instead of 6.

Location:
The Homestead, Park Lane, Charvil, 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. 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/07/2000. 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

15 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 MAY 2001	Map No. 32[illegible] Site 1.00
Officer: JM / Application No. VAR/2001/1026	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(V) PROPOSED VARIATION TO CONDITION 6 OF CONSENT 41110 TO ALLOW 9 COMMERCIAL VEHICLES PARKED ON SITE INSTEAD OF 6.

Location: THE HOMESTEAD PARK LANE

Parish: CHARVIL Ward: Charvil ✓ 15/4

13 Applicant: MR BICKNELL

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (8) to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ 15/6
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ 15/6

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ 15/6

Rail Track ✓ 15/6
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....

.....

No pre-apps: .....

NEIGHBOURS:

S/N + 1 - 11, 15 (odds) The Hawthorns ✓ 15/6
8 - 14 (evens) The Hawthorns ✓ 15/6
Charvil Village Society c/o 4 The Hawthorns ✓ 15/6

A BETTER SERVICE LTD

M. Bicknell

Tel. No. 0118 9340104
Fax. No. 0118 9344380
The Homestead, Park Lane, Charvil, Berks RG10 9TR

11 MAY 2000

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

9th May 2000

Dear Sir

I wish to apply to vary the conditions of the planning consent on my Park Lane site. The variance would comprise three additional vehicles.one eight wheeled vehicle and two other vehicles to be based at Park Lane. At present the vehicles are based at another site, which is causing operational difficulties such as issuing and checking work, time keeping, and the costs and time taken for staff to travel a longer distance to work. There are also security issues to be considered, as i have no fully effective method of protecting the vehicles from overnight theft or damage at the other site.

I have given careful consideration to the potential disruption to my neighbours, and have taken steps to ensure that any concerns are minimised.

These three additional vehicles will be leaving the yard once in the morning and returning once at night to minimise extra traffic in Park Lane.very little of our work is done in the immediate area as we cover the South of England and the vehicles are out for a minimum of 10 hours per day each.

My vehicle maintenance is now contracted out to a garage in Theale which has stopped most of my traffic movements during the day,and i now operate the emergency out of hours work from my other site to reduce the disruption to my neighbours.

By reducing vehicle movements and works in this way I anticipate that the addition of these three extra vehicles to the site will not adversely affect Park Lane.

Yours sincerley

M. Bicknell

Michael Bicknell
A Better Service Ltd

30 MAY 2000 * 1626

FAIRWEATHERS

Chartered Surveyors
& Commercial Property Consultants

400 Thames Valley Park Drive
Thames Valley Park
Reading RG6 1PT

Tel 0118 965 3425
Mobile 07968 030554
Fax 0118 926 2023 / 0118 965 3525

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
WOKINGHAM
Berkshire RG40 1WR

30 MAY 2000 1626

Your ref:

Our ref: PJM/KJ

Date: 26 May 2000

Dear Sir

RE: MR M BICKNELL T/A A BETTER SERVICE LTD
THE HOMESTEAD PARK LANE CHARVIL BERKSHIRE RG10 9TR

Fairweathers have been instructed to act on behalf of Mr Bicknell.

I attach herewith:-

1. 6 copies of Wokingham District Council's planning application.
2. 6 copies of an Ordnance Survey extract plan showing the extent of Mr Bicknell's landholdings.
3. A copy of Mr Bicknell's letter to Wokingham District Council dated 9 May 2000.
4. Mr Bicknell's cheque made payable to Wokingham District Council in the amount of £95.00.
5. Completed Section 66 Certificates.

It is my understanding that the planning application for the relaxation of conditions attached to Mr Bicknell's planning consent will be dealt with by way of Delegated Authority. Mr Bicknell would like (as detailed in the attached letter) to obtain an increase in the number of authorised vehicles using the site. From six 6-wheel commercial vehicles to eight 6-wheel commercial vehicles, and one 8-wheel commercial vehicle. The number of staff cars will be unaltered (six).

I would be grateful if the Planning Officer dealing with this matter could kindly contact me on the above telephone number. If you require any further information or clarification please do not hesitate to contact me.

I hope it is clear that Mr Bicknell is only seeking a minor increase in the number of vehicles using his site. He has made strenuous efforts to be a good neighbour and to keep traffic movements to a minimum.

The existing limitation is severely hampering his business; there have been a number of recent instances where his vehicles have been vandalised by individuals unknown who attempted to steal them from his site at Theale. This must regarded as being insecure; without full time on site security they cannot be adequately protected.

Cont.\...

I am sure you will appreciate the constraints under which Mr Bicknell is operating.

I look forward to hearing from you.

Yours faithfully

Peter J Memmott FRICS
FAIRWEATHERS
Chartered Surveyors

30.MAY2000* 1626

1933

(1) THE HOMESTEAD

E

ADDRESS PARK LANE PARISH CHARVIL

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/120/60	MR. S. NAUGHTON	O/L FARMHOUSE	16.6.60	CIA
50/61	"	DETACHED BUNGALOW	23.3.61	CIA
0/83/67	"	BARN AS PLANT & VEH.	5.3.67	REF
		REPAIR WORKSHOP R/O		
R/100/69	"	AGR. REPAIR WORKSHOP TO	.69	REF.
		INCL. COMM. VEHS. & PLANT		
R/13/70	"	REPAIR AGR. IMPLEMENTS &	29.1.70	REF
		FARM VEHS.		
BRA 1921	MR. G. KINGSTONE	LOUNGE/BEDROOM	3.12.86	APP
24004	"	DETENTION BLDGS. & YARD FOR	29.8.85	REF
		STORAGE OF BLDG. MATERIALS		
29042	"	S/ST. EXT.	27.11.87	CIA
(35729)	MR. F. JONES	6 STABLES/HAY BARN TO	14.3.91	CIA

MINISTRY DECISION 24004 - APPEAL DISMISSED & ENF. NOTICE UPHELD THE NORTH (SEE 4 OLD BATH ROAD) 18.12.86

SPECIAL ORDERS APPEAL AGAINST ENF. NOTICE DISMISSED - 24.4.91 - CARAVAN PARKING ETC.

TP043

1933

(2) THE HOMESTEAD

E land to north of

ADDRESS PARK LANE PARISH CHARVIL

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37039	MR. G. KINGSTONE	LOFT CONV.	8.2.91	CIA
BRA 9984	"	"	5.2.91	APP
39503	W/DR.			
40207				
41110	MR. M. BICKNELL RETRO	AGR. BLDG. TO STORAGE MAINTENANCE & REPAIR OF COMM. VEHICLES	23.8.93	CIA
41226	W/DR.			
44299	A BETTER SERVICE	3 STORAGE TANKS FOR	13.6.95	REF
95/60388/F		EFFLUENT AWAITING		
		DISPOSAL		
96/64483/VAR.	MR. M. BICKNELL	VAR. COND. 1 ON 41110	13.12.96	TP SYS
		CONT. USE OF BUILDINGS		
		FOR STORAGE, MAINTENANCE		
		& REPAIR COMM. VEHS		
97/64873/VAR	"	VAR. COND. 1 ON 64483 (TIME LIMIT)	06.03.97	REF

MINISTRY DECISION

SPECIAL ORDERS

30 MAY 2000 * 1626

1789/a

SECTION 66 CERTIFICATE

Application No. 30.MAY2000* 1626

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

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.

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

OR

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*
N/A.		

+ See Note (a) to Certificate A

OR

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

(b) *Insert description of steps* taken.

● 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) .....

.....

(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).

● 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.

- 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) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . Pat Fennett Farnecklas Chartered Surveyors . . .

On behalf of . . . . A. Bette Serie Ltd . . . . . .

Date . . . . . 22/5/2000 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

30.MAY2010* 1626

1.	APPLICANT'S NAME	M. BICKNELL T/A A BETTER SERVICE LTD
	ADDRESS	THE HOMESTEAD, PARK LANE CHARVIL BERKSHIRE
	POST CODE	RG10 9TR PHONE 01189-340104.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	P. MEMMOTT FRICS, FAIRWEATHERS,
	ADDRESS	400 THAMES VALLEY PARK DRIVE THAMES VALLEY PARK READING
	POST CODE	RG6 1PT PHONE 01189-653425
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	PARK LANE CHARVIL
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Please see attached letter from Mr Bicknell 9/5/2010 Relaxation of condition
5. Give the area in hectares or part of a hectare	AREA OF SITE	4.5 acres approx. (1.95 ha).
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	—

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

Please see attached letter from Mr. Bicknell.

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	4 1110

06

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	☐

1769b

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.	As existing
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	YES/NO (NO) NOT TO OUR KNOWLEDGE — If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? → YES IF YES, ARE ANY TO BE FELLED? →	YES/NO (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.	none
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.	As existing
16. HOW WILL SURFACE WATER BE DISPOSED OF?	As existing
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/NO (YES) — If no, please give details
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access	As existing
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	

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 (YES) — 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 (NO) — If YES, please ask for and complete Part 3 of the form
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£95

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

SIGNED Pat McDermott Farmcothers ON BEHALF OF A Bethe Service Ltd DATE 22/5/2000

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	As existing.			
[redacted]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	6	6
Proposed	6	9

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.

Vehicle storage overnight, occasional emptying vehicles.

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

As earlier A BETTER SERVICE LTD

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
AS EXISTING			

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.

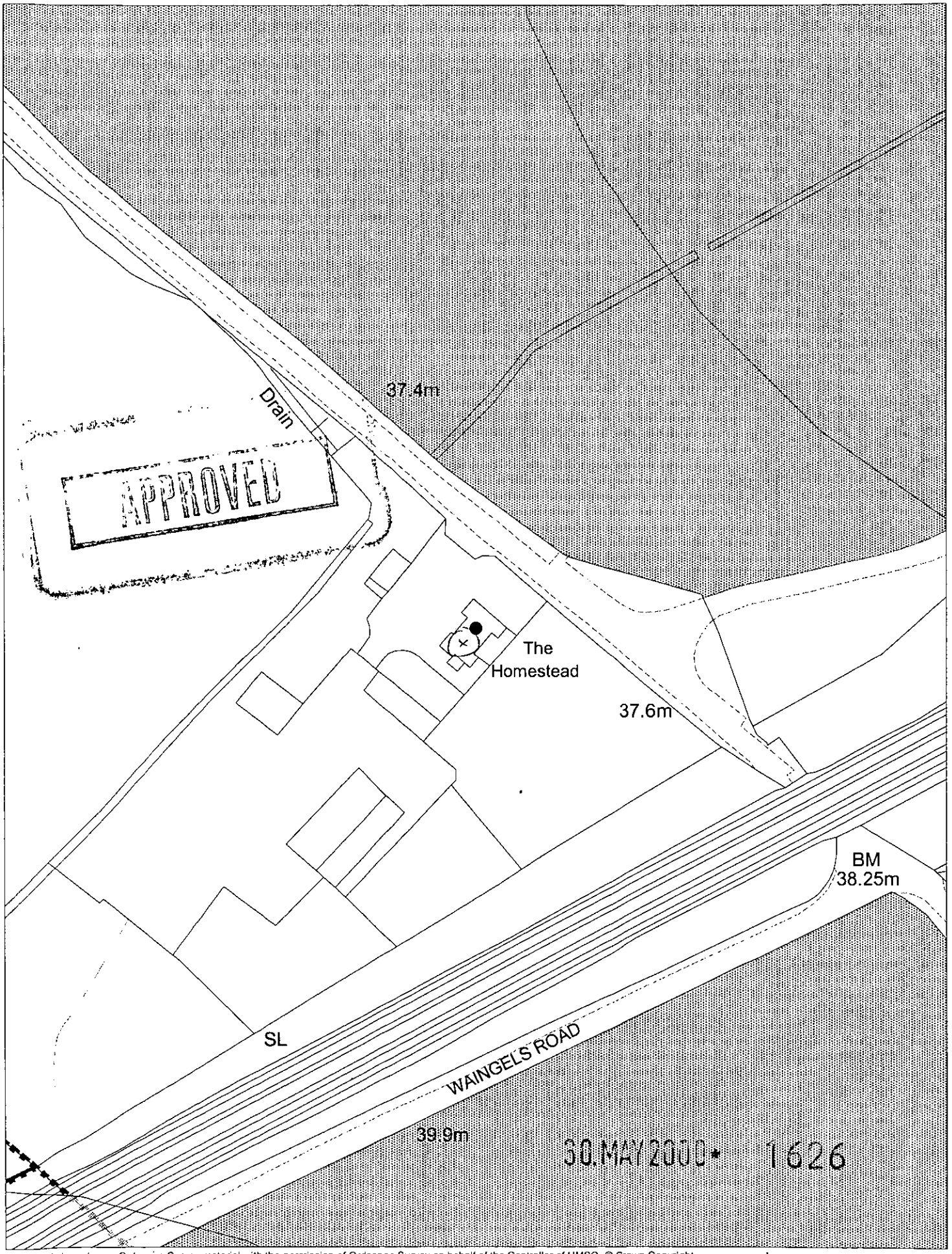
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



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Development Control Section, Environmental Services, Wokingham District Council.

6 June 2000 Scale: 1 : 1250

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W E
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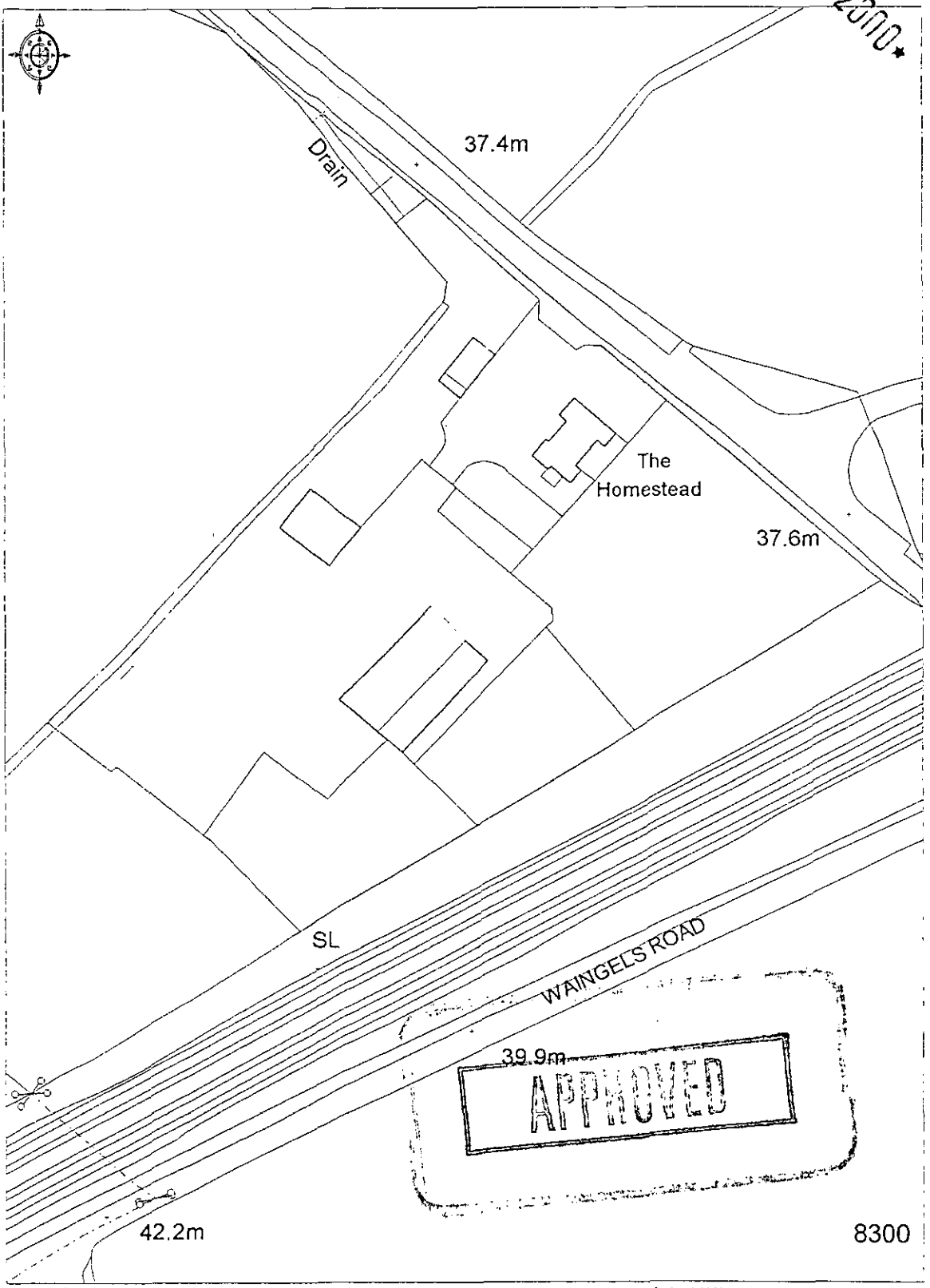
The Homestead
Park Lane
Charvil

30 MAY 2000

1626



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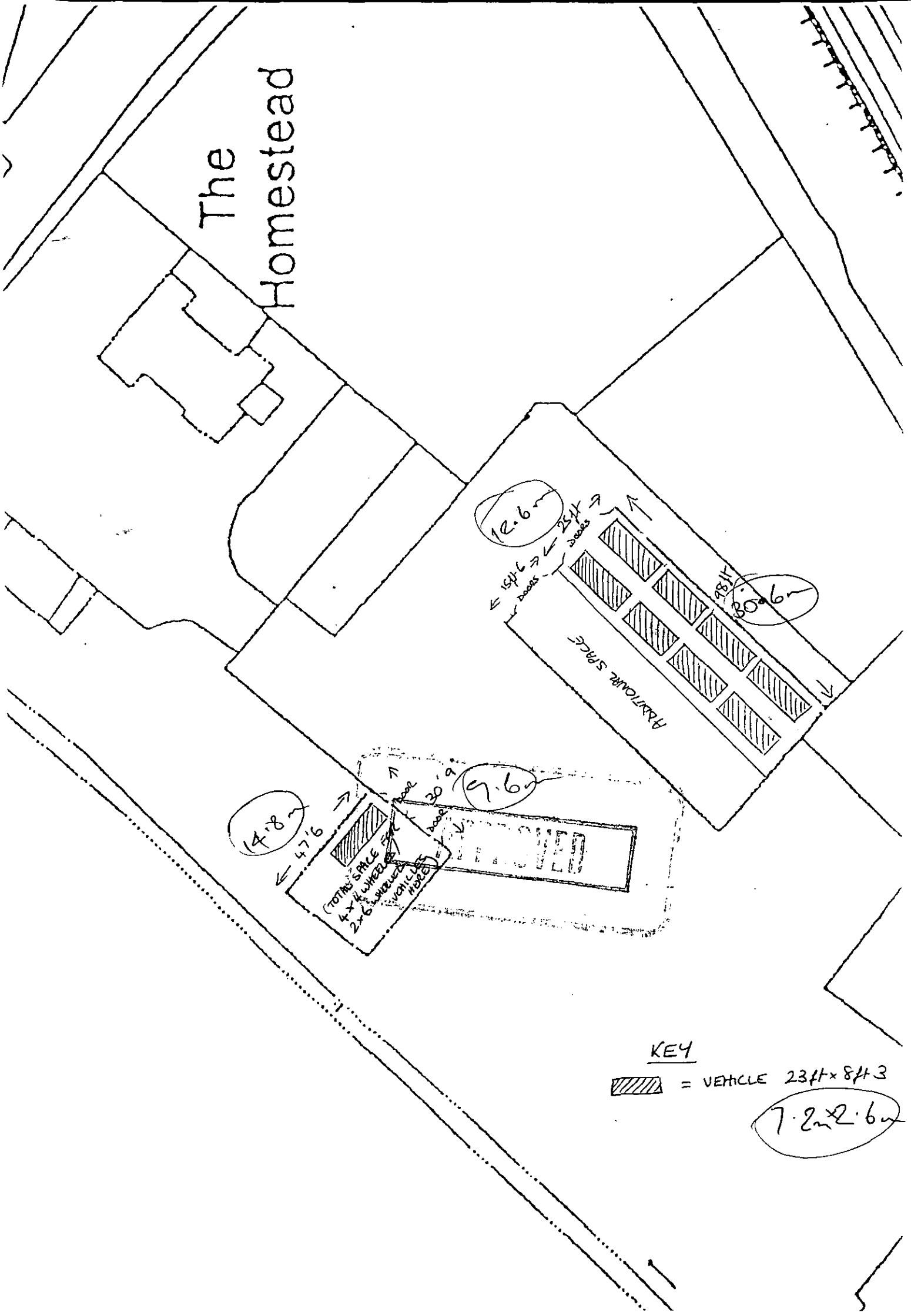
The Homestead
12.6m
25ft
doors
15ft 6
doors
28ft
30'6
ADDITIONAL SPACE
30'9
9.6m
14.8m
47'6
doors
doors
(TOTHIS SPACE FOR 4x4 WHEELED 2x6 WHEELED VEHICLES HERE)
KEY
= VEHICLE 23ft x 8ft 3
7.2m x 2.6m

PLUS... SERVICES
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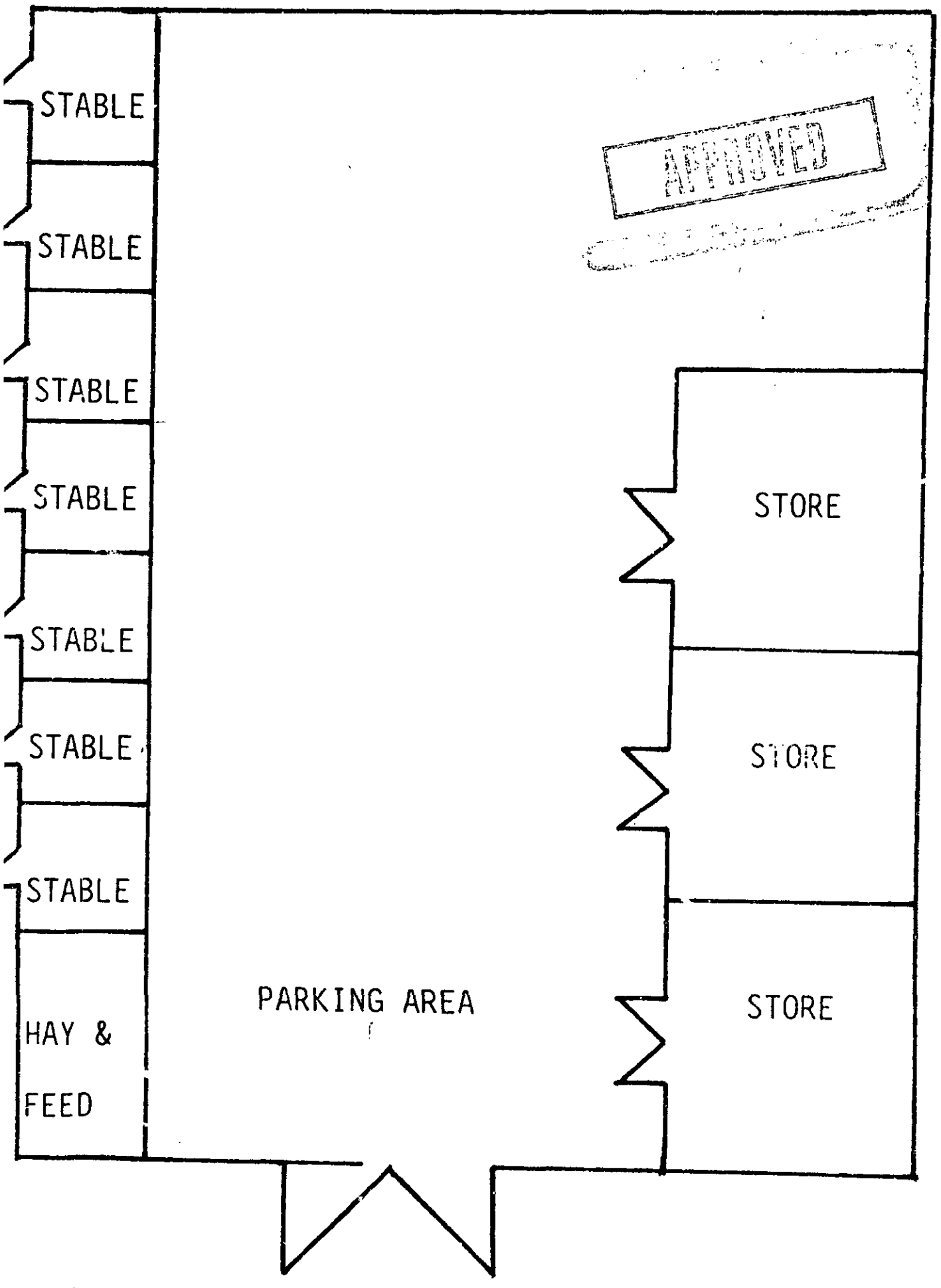
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PARKING AREA
BUILDING 'A'