SYSTEMS LTD

APPLICATION NO:
F/2000/1427

LOCATION:
Pavilion Stanlake Meadow Stanlake Lane, Twyford Reading.

APPLICANT:
Twyford Parish Council C/O David Shanley Design And Build

PROPOSAL:
Proposed erection of steel grilles to all windows and electrically operated steel roller shutter.

EARLIEST DATE FOR DECISION: **10/06/2000**

APPLICATION EXPIRY DATE: **29/06/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Twyford Parish Council
C/O David Shanley Design And Build
17 Abingdon Drive
Caversham
Berkshire
RG4 6SZ

Application Number: F/2000/1427

Parish: **TWYFORD**

Location: **Pavilion Stanlake Meadow, Stanlake Lane, Twyford, Reading.**

Proposal: **Proposed erection of steel grilles to all windows and electrically operated steel roller shutter.**

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

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

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

John Mitchell
Development Control Manager
Date: 18/07/2000

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

Application Number F/2000/1427
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	RE03.	

RECORD OF SITE VISIT

SITE ADDRESS: Pavilion Stanlake Meadow Stanlake Lane Twyford Reading.

APPLICATION NUMBER: F/2000/1427

OFFICER: Nicola Lake

DATE OF SITE VISIT: 15.6.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - Front of Building

2. DESCRIPTION OF SURROUNDINGS Public playing fields - Open

3. DESCRIPTION OF SITE/BUILDING

~~[illegible]~~ Detached Low level Brick Structure

4. RELATIONSHIP TO ADJOINING PROPERTIES Small front windows with [illegible] door way Landscaped Boundary. Site is not [illegible] from anywhere - so natural surveillance is very poor

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 5 July 2000

My ref: F/2000/1427

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

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/1427
Pavilion Stanlake Meadow, Stanlake Lane, Twyford, Reading.
Proposed erection of steel grilles to all windows and electrically operated steel roller shutter..

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 Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6481

Date: 5 July 2000

My ref: F/2000/1427

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 S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2000/1427
Pavilion Stanlake Meadow, Stanlake Lane, Twyford, Reading.
Proposed erection of steel grilles to all windows and electrically operated steel roller shutter.

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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 17 July 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1427**
Pavilion Stanlake Meadow, Stanlake Lane, Twyford, Reading.
Proposed erection of steel grilles to all windows and electrically operated steel roller shutter.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

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: 5 July 2000

My ref: F/2000/1427

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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

Dear Councillor

Application Number: F/2000/1427
Pavilion Stanlake Meadow, Stanlake Lane, Twyford, Reading.
Proposed erection of steel grilles to all windows and electrically operated steel roller shutter..

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 Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1427

Applicant : Twyford Parish Council C/O David Shanley Design And Build.

Location : Pavilion Stanlake Meadow, Stanlake Lane, Twyford, Reading.

Proposal : Proposed erection of steel grilles to all windows and electrically operated steel roller shutter.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8.6.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....8.6.2000.....

Date Registered : 04/05/2000

Earliest Date for Decision : 10/06/2000

Latest Consultation Date/Site Notice Expiry Date : 10/06/2000

Application Expiry Date: 29/06/2000

Consultation Responses :

Twyford P.C - No to applicants.
Access officer - No comment.
Environmental Health - No objection.
Police Crime officer - No objection.

Planning Issues :

Site Description - within the Green Belt.

1) Impact upon the open character and amenity of the Green Belt.

Application Number: F/2000/1427

Appraisal :

1.) The proposed development is to erect screening over the existing windows and a shutter above the main entrance way.

The proposed development is located on the site is completely enclosed by landscaping. Options to remove natural surveillance by opening up the site by removing landscaping would be unlikely to be very successful due to the distance of dwellings from the front of the building and that the removal of the landscaping would have a detrimental impact upon the character of the area.

Therefore the proposed screening and shutters are the only viable solution to the problem. Similarly the option of a perforated shutter on the entrance, would be unlikely to be very successful as the building is unlikely to be lit out of use and again people are unlikely to walk directly past.

As such, due to the poor level of natural surveillance on the site and the high level of landscaping screening the proposed development will have no detrimental impact upon the open character and amenity of the Green Belt.

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

Received by Wokingham District Council

Application No: F/2000/1427

Proposal:
Proposed erection of steel grilles to all windows and electrically operated steel roller shutter.

Location:
Pavilion Stanlake Meadow, Stanlake Lane, Twyford, 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/06/2000. 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

17 May 2000

THAMES VALLEY POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

PLANNING SERVICES	HPT
POL	TLS
DC NL	ENF
APP	
CS	30839
21 JUN 2000	
COPIES TO:	ACK:
	FILE:

Date 16th June 2000

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Ms. N. Lake
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 1427

Dear Ms. Lake

Stanlake Meadow Pavilion, Twyford.

Thank you for the details of the application in respect of the above site.

I fully support the proposals in respect of securing this building against damage and other offences. However, it sad that shuttering is now the only option when better landscape design to improve natural surveillance would have been both more visually acceptable and less costly.

The main reason why the building is prone to such mistreatment is that it is completely hidden from passing surveillance and opening it up to better observation from the road network immediately behind the building would significantly reduce the incidence of vandalism etc.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the potential crime risks facing this building include criminal damage and burglary and the proposal addresses these risks well.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

NL

1792

I have today displayed the site notice(s) in a prominent position on the ~~land~~ buildings to which the application number F/2000/1427. relates.

Address of site STANLAKE PAVILION

STANLAKE MEADOW, STANLAKE LANE

TWYFORD

Signed [signature] PARISH CLERK

Date 5-6-00

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

REMEMBER TO USE YOUR POSTCODE

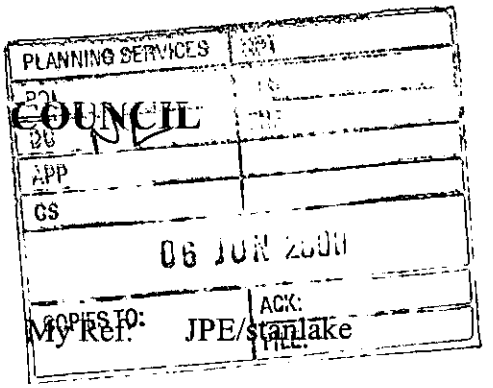
Business reply service
License no. RG147

1

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis, Environmental Health

My Ref: JPE/stanlake

To: Nicola Lake, Development Control

Your Ref: F/2000/1427

Date: 05 June 2000

PROPOSED ERECTION OF STEEL GRILLES TO ALL WINDOWS AND ELECTRICALLY OPERATED STEEL ROLLER SHUTTER STANLAKE MEADOW, STANLAKE LANE, RUSCOMBE

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

Joanne Ellis

See part 1 plans

To: .
~~Access Officer~~ - Building Control
~~F.A.O. Duncan Garrett~~

From: Nicola Lake

TO

Date: 17 May 2000

15 ... 2000

Application Number: F/2000/1427

PLANNING SERVICES	HPT 29617
PCL	TLS
DC	ENF
APP	
CS	
22 MAY 2000	
COPIES TO:	ACK:
	FILE:

Proposal: Proposed erection of steel grilles to all windows and electrically operated steel roller shutter..

Site Address:
Pavilion Stanlake Meadow, Stanlake Lane, Twyford, Reading.

Applicant:
Twyford Parish Council C/O David Shanley Design And Build.

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

Out of my remit Doesnot impede Access.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	23 MAY 2000
Officer: NL	Application No. F/2000/1427

Map No. 33. **Site** ....0:33.
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(E) Proposed erection of ~~steele shutters~~ steel grilles to all windows and electrically operated steel roller shutter.

Location: Pavilion Stanlake Meadow Stanlake Lane

Parish: Twyford Ward: Twyford & Ruscombe
17.5.2000

Applicant:
Twyford Parish Council

Fee Received 95.00 (12) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

No pre-apps.

NEIGHBOURS:

2x S/N — Stanlake Lane & Waltham Road.

36 Winchcombe Rd, Twyford ✓

Mulberry Mead, Winchcombe Rd.

1 & 2 The Spinney, Waltham Rd.

10, 12, 14 Broad Hinton, Twyford

14–18 (odds & evens) Bolwell Close, Twyford

The Homestead, Stanlake Lane, Ruscombe

David Shanly Design & Build

architectural, building surveying, project management & building consultants

The Studio, 17 Abingdon Drive,
Caversham Park Village,
Reading, Berkshire, RG4 6SE.

tel: 0118 954 5381
fax: 0118 954 5381

04.MAY2000 1427

3 May '00

Wokingham District Council,
Environmental Services Department,
PO Box 157,
Shute End,
WOKINGHAM,
RG40 1WR.

Dear Sirs,

PAVILION, STANLAKE MEADOW, TWYFORD.

Please find enclosed 6 No. copies of Drg. No. 742/100 giving details of the proposed scope of works, together with the relevant forms duly completed and signed all as an application for Town & Country Planning approval.

Also enclosed is a cheque to the value of £95.00 being the fee applicable for this application.

Yours faithfully,

David Shanly.

cc. Twyford Parish Council.
R Fleming. Lowfield Builders.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

04.MAY2000 1427

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

+ 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.

(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).

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . TUFFORD PARISH COUNCIL . . . . . .

Date . 3 MAY '00 . . . . . .

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

(1) STANLAKE MEADOW

ADDRESS WALTHAM ROAD PARISH TWYFORD

PLOT No. Ex PART STANLAKE PARK. ORD. SHEET No. SU. 7976 3

BUILDER (COMPULSORY PURCHASE ORDER BY W.D.C)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
58/54	COCKFOSTERS DEVS. LTD.	O/APP. RES. DEV. 36 ACRES	21.4.54	N/A R
0/106/59	McMANUS & CO.	" 17.37 "	19.6.59	N/A R
0/21/61	CAMBRIAN CONCRETE CO.	" 16 "	24.5.61	N/A R
0/207/63	"	"	9.9.63	N/A R
0/155/67	"	"	W/DRAWN	
0/94/70	LAING HOMES	" 11 "	24.8.70	N/A R
0/130/70	"	" 6.2 "	4.11.70	N/A R
1124/73	W.R.D.C.	CHANGE OF USE TO RECREATIONAL PURPOSES (COMP. PURCHASE ORDER)	5.8.75	N/A DEPT. O C/
1935/73	MR. J. LEIGHTON	O/APP. RES. DEV. 17 ACRES	14.1.74	N/A RE
11548	TWYFORD PARISH COUNCIL	PROPOSED ACCESS POINTS TO LAND TO BE USED FOR REC. PURPOSES	25.10.79	N/A C
12472	"	2 ADD. ACCESS POINTS FOR PEDESTRIANS	14.2.80	N/A C
31081	"	BLDG. AS CHANGING ROOM PARKING/ACCESS DRIVE.	3.8.88	C

DATE OF COMPLETION

MINISTRY DECISION 0/207/03 - APPEAL DISMISSED - 0/94/70 - APPEAL DISMISSED - 21.1.72

SPECIAL ORDERS 0/130/70 - APPEAL DISMISSED - 21.1.72

DRAINAGE

091074 36973 LAING HOMES SPORTS PAVILION/PARKING/ACCESS 9.1.91 C

(2) ADDRESS STANLAKE MEADOW PARISH TWYFORD

PLOT No. WALTHAM ROAD ORD. SHEET No. SU. 7976 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37346	T.P.C.	PORTACABIN FOR SPORTS CHANGING FACILITIES	9.6.91	30
39013	TPC	ADD. VEH. ACCESS	27.4.92	C
FP/92/0132	LAING	NEW SPORTS PAVILION	~~4.2.92~~ 22.4.92	REF. C/APP
95/63084/F	TPC.	PAVILION TO CRECHE/ DAY CARE NURSERY (D1)	23.1.96	C

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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

04 MAY 2000 1427

1.	APPLICANT'S NAME	TUFFORD PARISH COUNCIL
	ADDRESS	C/O MRS JACOBS,
		6 WELTEX GARDENS, TUFFORD,
	POST CODE	RG10 0AY PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DAVID SHANLY DESIGN + BUILD
	ADDRESS	17 ABINGDON DRIVE,
		CAVERSHAM PARK VILLAGE, READING,
	POST CODE	RG4 6SE PHONE 0118 954 5381
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	PAVILION, STANLAKE MEADOW,
		STANLAKE LANE, TUFFORD.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF SECURITY GRILLES +
		SHUTTER.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.33 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	742/100

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.

PAVILION FOR LEISURE ACTIVITIES.

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.

STEEL GRILLES + SHUTTERS - COLOUR BROWN.

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.

N/A.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system N/A. YES/NO

If no, please give details

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

N/A.

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

N/A.

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.

£0.00

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 TUYFORD PARISH COUNCIL DATE 3 MAY '00.

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 *(b)*	*RESEARCH AND DEVELOPMENT*				
B1 (c)	LIGHT INDUSTRIAL				
	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				

N/A.

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	N/A.	

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. — N/A.

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

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.

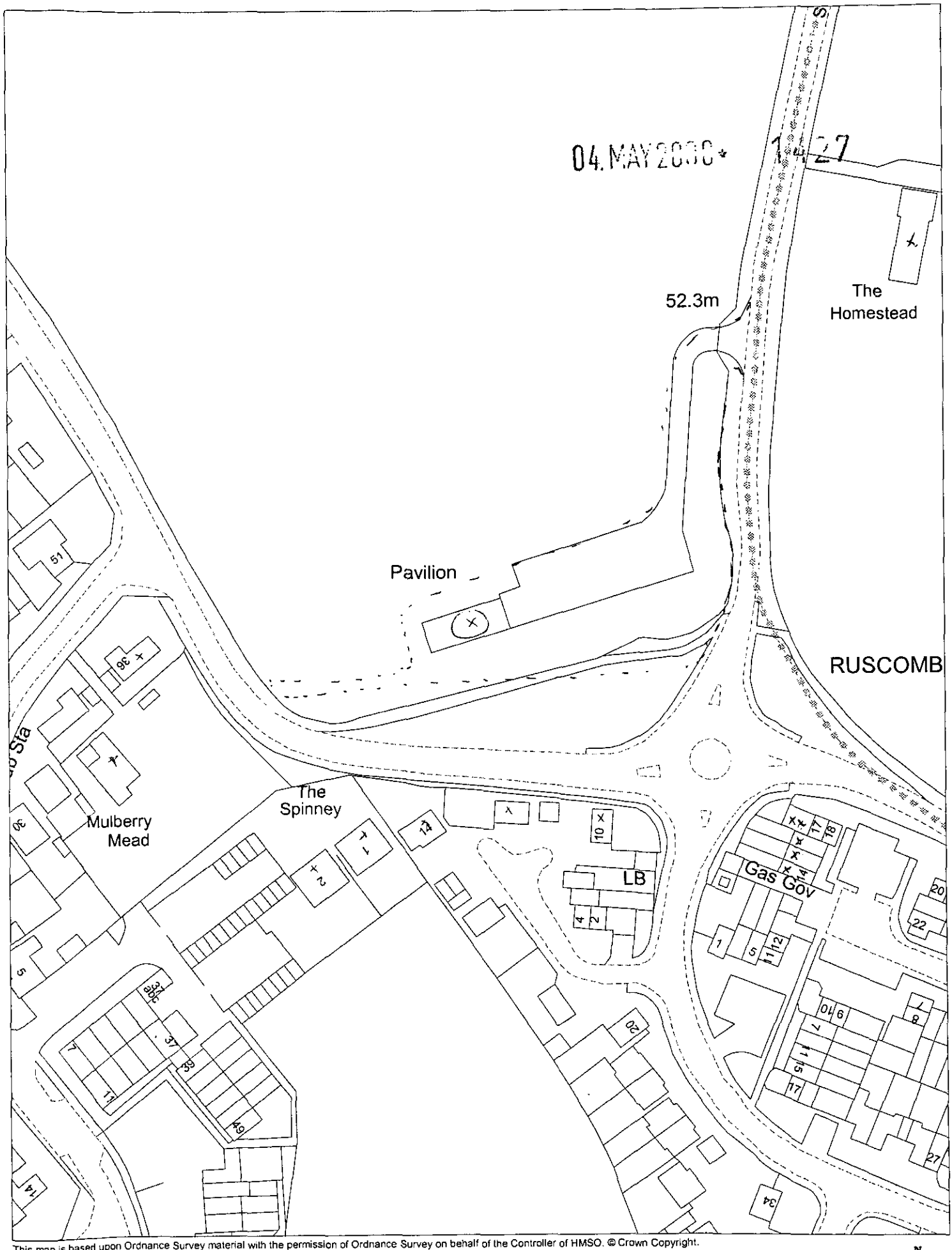
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



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Development Control Section, Environmental Services, Wokingham District Council.

12 May 2000

Scale: 1 : 1250

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