APPLICATION NO:
F/2000/1401

LOCATION:
1 Longmore Road, Reading.

APPLICANT:
Milbury Care

PROPOSAL:
Proposed change of use from C3 residential use to C2 residential nursing home (plus provision of ramps - Retrospective).

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

APPLICATION EXPIRY DATE: **28/06/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE FD7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Milbury Care
Garrick House
2 Queen Street
LICHFIELD
Staffordshire
WS13 6QD

Application Number: F/2000/1401

Parish: **SHINFIELD**

Location: **1 Longmore Road, Reading**

Proposal: **Proposed change of use from C3 residential use to C2 residential nursing home (plus provision of ramps - Retrospective)**

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. Within one month of the date of this permission visibility splays of 2.4m by 2.4m should be provided at the intersection of the driveway and the adjacent road. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6m.

Reason

1. In the interests of highway safety and convenience.

John Mitchell
Development Control Manager
Date: 06/09/2000

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.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

105. APPLICATIONS NOS: 2000/1401, PROPOSED CHANGE OF USE C3 RESIDENTIAL USE TO C2 RESIDENTIAL NURSING HOME, PLUS PROVISION OF RAMPS (RETROSPECTIVE), 1 LONGMORE ROAD SHINFIELD, FOR MILBURY CARE

The Committee considered a report on this Application as set out on Agenda pages 850 to 854.

In explaining the report, the Head of Planning and Transportation informed Members that the description of the proposal on Agenda page 850 was incorrect and should refer to change of use from C3 and not A3 use class.

RESOLVED: That Application No. 2000/1401 be approved subject to the conditions set out on Agenda page 852.

Application No.	Received	Shinfield	Listed by
F/2000/1401	03/05/00		Cllr Bryant

Applicant: Milbury Care
Location : 1 Longmore Road, Shinfield
Proposal : Change of Use from A3 Residential Use to C2 Residential Nursing Home, plus Provision of Ramps - Retrospective

1. **Planning History** - The application site is located on the corner plot between Longmore Road and Babbington Road, within the settlement boundary, in the Parish of Shinfield.

   Longmore Road, which lies adjacent to the B431, is a private unmade road with no through access. The dwelling at No. 1 is a detached 2-storey dwelling with a large garden and 2 entrances, 1 from Babbington Road and 1 from Longmore Road.

   A householder application was granted planning permission in 1999 for a single storey rear extension to form a conservatory and convert the integral garage to form living accommodation.

   This application has been listed by Councillor Bryant for several reasons:

   1. Concern about the way in which the application has been dealt with by the applicant and the fact that this is a retrospective application.

   2. Concern that the site is inappropriate for such development given its location on a residential cul-de-sac, which is difficult to access.

   3. Concern about highway safety. Longmore Road is an unmade road, which is prone to flooding in the winter.

2. **Proposal** - The proposal is a retrospective application for change of use from C3 residential use to C2 residential nursing home, with provision of ramps at the front and rear of the dwelling.

3. **Consultations** -
   - *Highways :* No objection, subject to conditions (SC23 and SC31).
   - *Parish Council :* No comment.
   - *Social Services :* No comment.
   - *Objection Letters :* Three letters received:
     - Highway safety - intensification of use of road, parking - stationary congestion, limited turning area with no through access, type of vehicles visiting site.
     - State of highway - unmade road, risk of drainage problems.
     - Use is unneighbourly - noisy, crowded and busy.
     - Unsightly appearance of ramps.

4. **Appraisal** - The main considerations are:

   A. Acceptability of Principle of Development
   (Wokingham District Local Plan Policy WH10).

   B. Impact upon Neighbouring Properties
   (Loddon Area Local Plan Policies LBE1 and LBE2;
   Wokingham District Local Plan Policies WSO3 and WBE1).

   C. Impact upon Street Scene
   (Loddon Area Local Plan Policies LBE1 and LBE2;
   Wokingham District Local Plan Policies WSO3 and WBE1).

A. The Principle of Development

Development plan policy with regard to residential care homes and nursing homes is aimed at considering such proposals favourably, subject to local environmental and amenity considerations. In particular, proposals should be close to public transport routes (there is a bus stop within 80 m of the site), should not generate significant traffic volumes through predominantly residential streets and either individually or cumulatively with other such development, should have no further adverse impact upon the character of the environment.

No.1 Longmore Road is a detached dwelling, located on a large corner plot which is well screened along all sides. It is therefore, considered that the site lends itself to the proposed change of use.

B. Impact upon Neighbouring Properties

The application for retrospective Change of Use to a C2 residential care home provides a facility for 7 residents, and will have staffing based on a 3 shift system, 3 members of staff per shift. It is not considered that such a use, where the residents attend daytime activities away from the site, would generate such additional activity to create a busy, noisy or unneighbourly facility.

According to information from the Inspection Unit for Residential Care and the Berkshire Directory of Care Services, Residential and Nursing Homes there is one other care facility in the immediate vicinity of the application site. This facility is located at No. 1 Salmond Road, approximately 160m away. It is therefore considered that the two facilities are located far enough away from each other so that cumulatively they will not have an adverse negative impact upon the amenity of the neighbouring residents. It is therefore not considered that the proposed change of use is contrary to development plan policies.

C. Impact upon Street Scene

The change of use does not involve any additional extensions to the property. Two new ramps with railings however have been added to the property, one at the front and one at the rear of the property. Given the set back of the property from Longmore Road and the screening around the site, it is not considered that the ramp to the front of the dwelling would have an adverse impact upon the street scene and therefore would not be contrary to policies.

D. Neighbour Concerns
Concerns have been raised regarding highway safety, given that Longmore Road is a private unmade road with no through access, which is prone to flooding in the winter. However, Highways have no objections to the proposal subject to conditions.

5. **Conclusion** – It is considered that the proposed retrospective change of use together with two access ramps is acceptable in this area and will not have an adverse impact upon the amenity of neighbouring residents or the street scene.

6. **Recommendation** – to GRANT planning permission subject to the following conditions:

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

2. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

3. No development shall be commenced until the visibility splays of 2.4m by 2.4m have been provided at the intersection of the driveway and the adjacent road. The visibility shall there after be kept free of all obstructions to visibility above a height of 0.6m

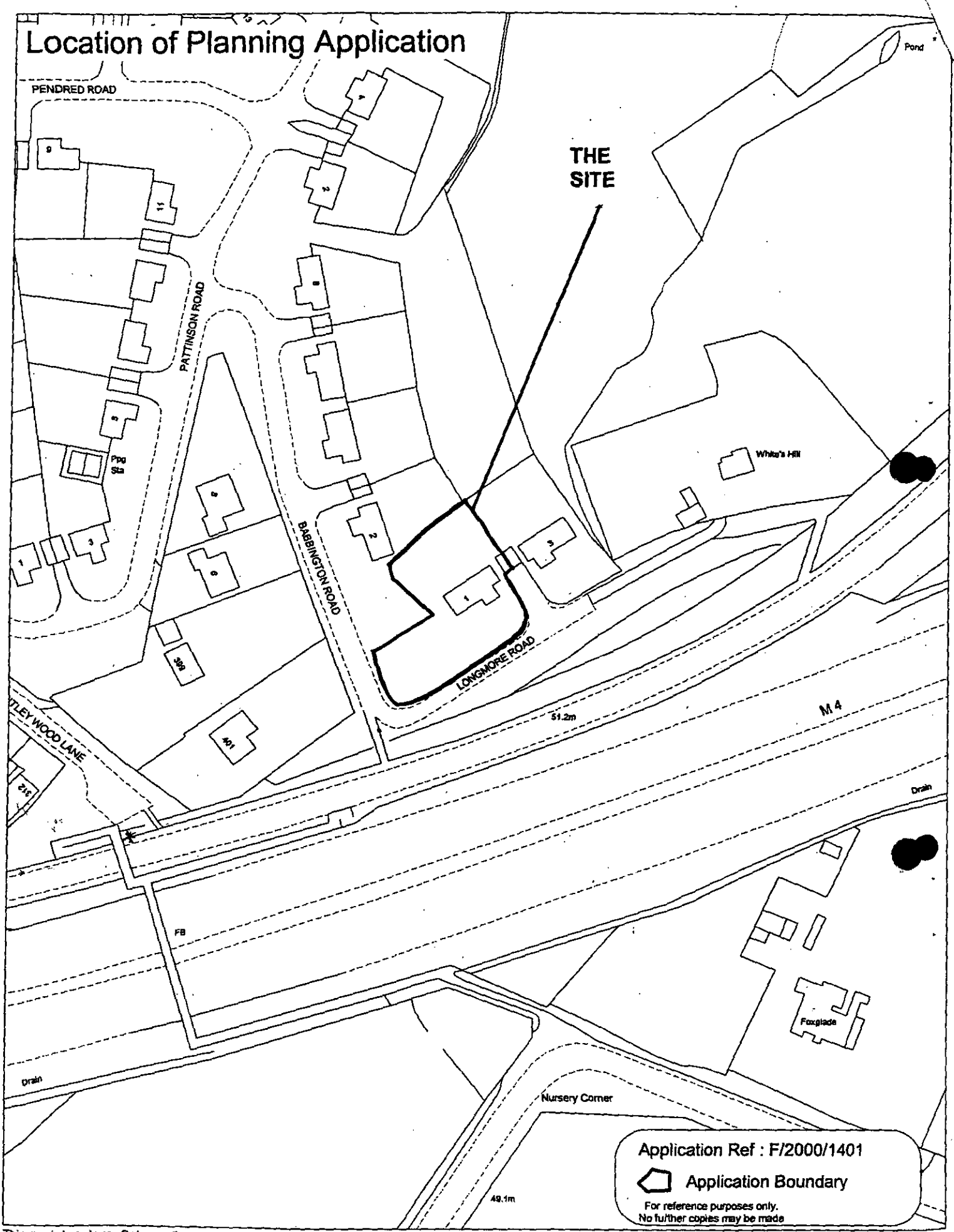
REASONS

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

2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

3. In the interests of highway safety

ELAINE CONNOR



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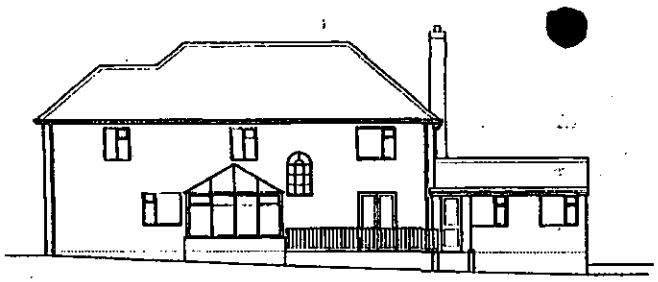
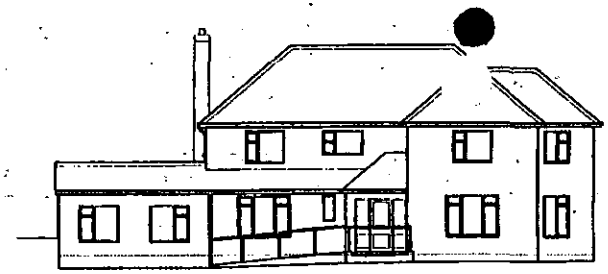
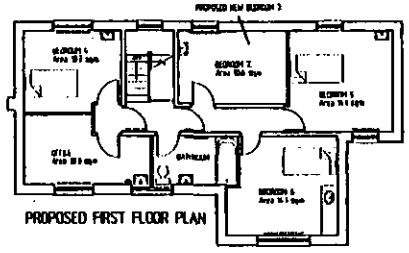
Development Control Section, Environmental Services, Wokingham District Council.
6th September 2000
Scale: 1 : 1250



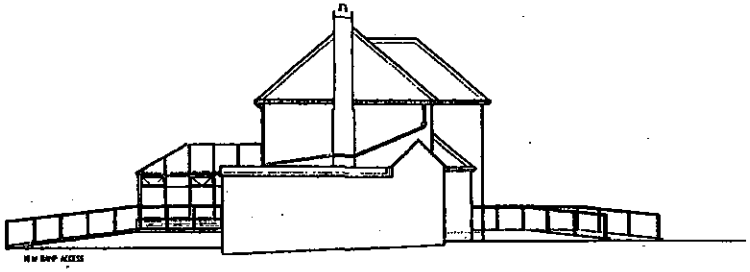
REAR ELEVATION



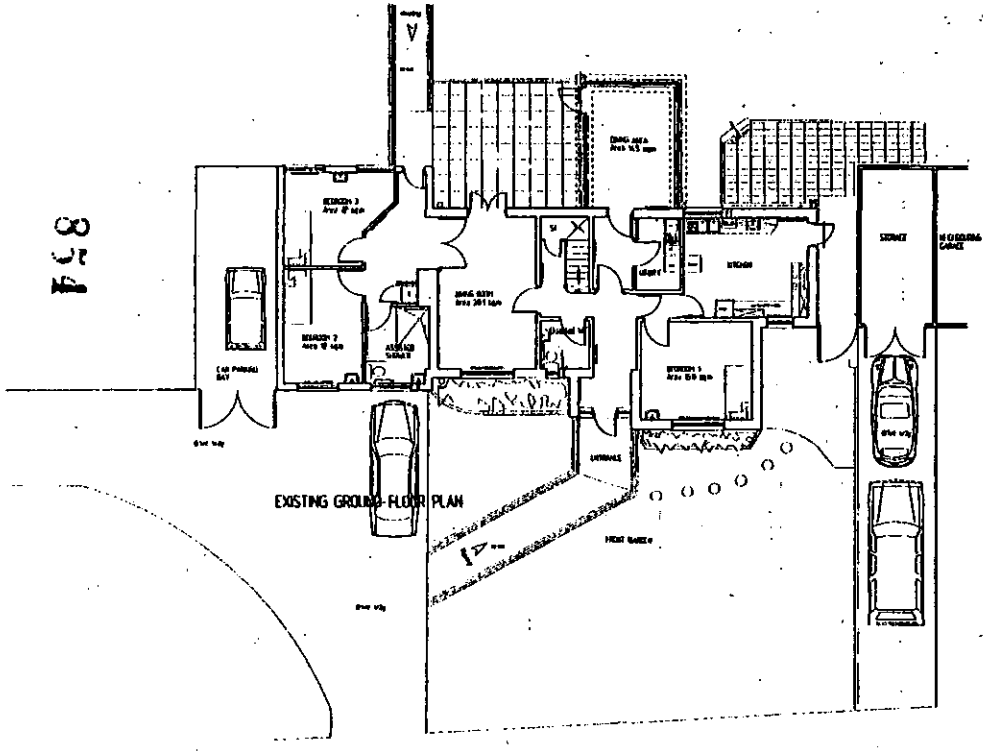
FRONT ELEVATION



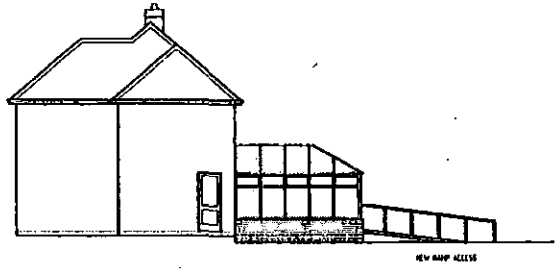
PROPOSED FIRST FLOOR PLAN



SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



SIDE ELEVATION

1 LONGMORE ROAD. SHINFIELD PARK. CHANGE OF USE DRAWING.

All dimensions must be checked on site and not scaled from this drawing.

03.MAY2000 1401

Revisions

Milbury

Project
1 LONGMORE ROAD.
SHINFIELD PARK.
BERKS.

Drawing Title
PLANS AND ELEVATIONS.

Scale 1:100 | Checked

Date APRIL 2000 | Drawn by A.J.BAILEY

Drg. No TV.2041003 | Rev.

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1401

Applicant : Milbury Care .

Location : 1, Longmore Road, , Reading.
Proposal : Proposed change of use from C3 residential use to C2 residential nursing home (plus provision of ramps - Retrospective).

Site Notice Displayed ? :

YES	NO	DATE
✓		31.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/05/2000

Earliest Date for Decision : 10/06/2000

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

Application Expiry Date: 28/06/2000

Consultation Responses :
HIGHWAYS: No objection
P. COUNCIL: No comment .
OBS: 3 letters
S. SERVICES: ?

Planning Issues :

Application Number: F/2000/1401

Appraisal :

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

Application Number F/2000/1401
Conditions/Reasons for Refusal

RETROSPECTIVE.

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			APPROVED AT COMMITTEE
			6th Sept 2000.
		COND.	WITHIN 1 MONTH OF THE DATE OF THIS PERMISSION DETAILS OF VISIBILITY SPLAYS of 2.4m by 2.4m should be provided at the intersection of the driveway & the adjacent Road. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6m.
		R127.	

RECORD OF SITE VISIT

SITE ADDRESS: 1 Longmore Road Reading.

APPLICATION NUMBER: F/2000/1401

OFFICER: Elaine Connor

DATE OF SITE VISIT: 31.5.00.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
mature residential area
mixture of housetypes.
private unmade road - Longmore Road.

3. DESCRIPTION OF SITE/BUILDING
lge 2 st. detached dwelling w. detached garage
2 access points - onto Bath. Road & Longmore Road.
situated a lge site. well screened to front & side boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

Applicationo	Name & Address
F/2000/1401	Mr A Monger 2 Babbington Road Shinfield RG2 8QH
F/2000/1401	Mr & Mrs Quirk 3 Longmoor Road Shinfield Park RG2 8QG

App. approved
Letter sent 20/09/00

01543250311

PLANNING SERVICES
30642
COPY
09 JUN
COPIES TO:

MILBURY CARE SERVICES

FACSIMILE TRANSMITTAL SHEET

TO: Miss E O'Connor	FROM: Mr C Jones
COMPANY: Wokingham District Council	DATE: 08/06/00
FAX NUMBER: 0118 974 6484	TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER: 01543 416 106	SENDER'S REFERENCE NUMBER: CJ/KW
RE: Longmore Road	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

Please find attached letter.

GARRICK HOUSE, 2 QUEEN STREET, LICHFIELD, STAFFORDSHIRE, WS13 6QD

01543250311

Milbury Care Services

Commissioners of Services and Providers of Residential and Day Services

Registered Office:
Garrick House,
2 Queen Street,
Lichfield,
Staffordshire.
WS13 6QD
Telephone: (01543) 416106
Fax: (01543) 414850

Our Ref: CJ/JL

Your Ref:

7th June 2000

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

F.A.O. Elaine O'Connor

Dear Ms. O'Connor

RE: 1 LONGMORE ROAD, SHINFIELD PARK, BERKS -
PROPOSAL CHANGE OF USE FROM CLASS "C3" TO CLASS "C2"
RESIDENTIAL NURSING HOME FOR 7 RESIDENTS

Further to your recent request for additional information, please find below the proposals for the management of parking at the property.

The scheme when 'full' i.e., when caring for 7 residents, will have staffing based on a 3 shift system, 3 members of staff per shift.

The maximum parking would therefore be, the house vehicle, and 3 staff vehicles and would only increase during the ½ hour shift handover period, a number which we feel is more than adequately accommodated by the size of the parking area situated within the property.

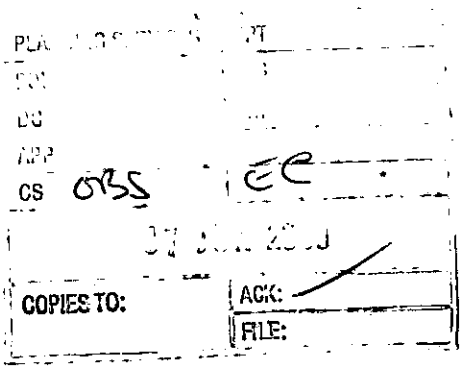
During the working day there will also be vehicles arriving and departing to collect our residents to and from day activities in the community. It is envisaged that this would only be 1 or maximum 2 vehicles and already we have arranged for the collection of some of our residents from the nearby "bus shelter".

I trust this is complete and satisfactory for your purpose, however, should you require anything further, please do not hesitate to contact me.

Yours sincerely

C.Jones
Building & Technical Services Manger
For and on behalf of
MILBURY CARE SERVICES

By hand 7/6/00



3 Longmore Road
Shinfield Park
Wokingham
RG2 8QG

5th June 2000

Elaine

Lady gave this in at 12.15 pm on 7/6 She was concerned that you should have had this yesterday but had trouble with post says solicitor faxed details to her & this is her response
Eileen.

The Planning Officer
Wokingham District Council
P.O. Box 151
Shute End
Wokingham
RG40 1WH

Dear Sir/Madam

Re: Application No F/2000/1401 – 1 Longmore Road, Shinfield Park, Reading

We wish strongly to object to the proposed change of use at 1 Longmore Road, Reading from C3 residential to C2 residential nursing home plus retrospective re: provision of ramps.

1. We live at 3 Longmore Road, Shinfield Park, Reading. We moved here in 1994. We have two children.
1. Longmore Road is a private road, which runs parallel to the very busy B431. It is a residential area and always has been and we want to keep it as such. Longmore Road is a dead end with no through access. There is no turning space as the road just stops, there is not even a hammer end.
2. It has until recently had the following advantages:
   (a) Safety
   (b) Reasonable state of road (being private and limited user)
   (c) No drains problems
   (d) Limited traffic making the area a haven of peace in what is an increasingly built up area
      (i) Limited in volume as the road leads only to our houses.
      (ii) Limited in type as it is single track and two years ago we

stopped Wokingham District Council from using large dustbin lorries to collect refuse. They now use a smaller vehicle as a result. Last week the large dustbin lorry was used again as number [redacted] has a commercial dustbin.

Our objections relate to the above. The owners of number 1 originally extended the property, we thought to allow elderly housebound parents to live at ground floor level. We were astonished when it was converted to six bedrooms and became a home for disabled children. The impact was not just an increase in the number of people living in the property but visiting it:-

2. Increased traffic on the road as people – relatives, nurses, staff etc., - we believe it has increased by 60%.
   (a) This has made the area more noisy, crowded and busy.
   (b) The speed of the vehicles has affected the safety of the road for our children and our neighbour's children (aged 6 – 13). The other day a Fiesta car nearly knocked our daughter's friend off her bike.
   (c) The lack of space means that vehicles are turning round in an area where the children previously played.
   (d) The parking has become a problem. Cars from number 1 park on the road and even outside our house which can mean on occasions being blocked in or make it difficult to get out of the drive. This never happened before. Now as there are so many people at number 1 one has to identify the car and they have to find whose it is to move it.
   (e) The stationery congestion on the road we are sure is in contravention of fire and emergency services regulations. There is insufficient space for emergency vehicles to pass up the road.
   (f) The type of vehicle using the road now includes medical delivery vans and lorries, and commercial vehicles. We have also been delayed by minibuses reversing, by up to 5 – 10 minutes.

3. The road is private and its up-keep paid for by the residents. This has had the advantage of controlling its condition. With limited traffic it was always in a reasonable state. Now the corner is so bad that large puddles, the width of the road have formed. This does not slow people down. We have had no problems with the

drains but this is a potential problem with increased users – not just the increased residents at number 1 but the staff, visitors etc.

4. The ramp at the front of the number 1 is a very large unsightly object and spoils the appearance of the residential area.

The fact seems to be that the change has taken place already and any further change will compound the present ones. This was a quiet residential area, which is being materially changed by the number of vehicles to include commercial ones at the property.

It is a material change of use, which is wrecking the environment for ourselves, our family and neighbours.

We urge you to refuse the application.

Yours faithfully

J QUIRK and T QUIRK

DC
APP
CS 0025
03 JUN 2000
COPIES TO: ACK:
FILE:

3 Longmore Road
Shinfield Park
Wokingham
RG2 8QG

E.C

5th June 2000

Ack ✓

The Planning Officer
Wokingham District Council
P.O. Box 151
Shute End
Wokingham
RG40 1WH

Dear Sir/Madam

Re: Application No F/2000/1401 – 1 Longmore Road, Shinfield Park, Reading

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   (d) Limited traffic making the area a haven of peace in what is an increasingly built up area
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      (ii) Limited in type as it is residential and only serves 3 houses. It is single track and two years ago we

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It is a material change of use, which is wrecking the environment for ourselves, our family and neighbours.

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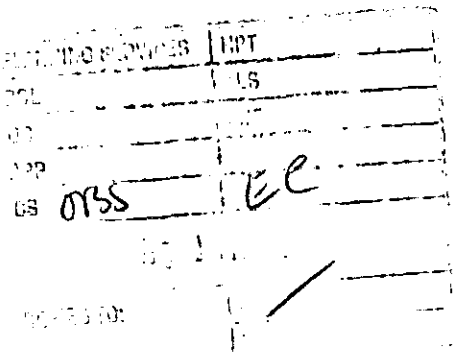
Yours faithfully

J QUIRK and T QUIRK



MR A MONGER
2 BABBINGTON ROAD,
SHINFIELD,
READING,
BERKS.
RG2 8QH.
22 MAY 2000

Dear Mr Mitchell.

RE-APPLICATION NUMBER F/2000/1401
1 LONGMORE ROAD

To put into writing my objections to number 1 longmore road being changed from a residential house [which it should stay] to a nursing home. To start we must point out that the council & the residents have been taken for a ride on the last planning application regarding the usage of the conversion of the original garage & the erection of the conservatory. Millbury care services who purchased this property carried out the conversion of the garage and the erection of the conservatory as well a lot of other works including the ramps and I am sure not for the same usage as the previous planning application. The whole project was done under handed and now they must be stopped by wokingham district council for taking advantage of this situation. When I rang Milbury care service to ask what was going on they said that they would meet me and the other residents to tell us what the home was about and how it was going to work. But of course this did not happen. When I ask them how do they get about they told me it would be by mini-bus I then explained about the private roads and how small they where they said they would use there car instead. But of course this did not happen. I then asked about the conservatory which is now there dinning room which we look into and Milbury said to me that they would put blinds up at the windows. But of course this did not happen. All it seems to me is Milbury care service are into making moneys out of under privileged people. Which when I purchased my property I was lead to believe that you where not supposed to run a business from these properties they where purely residential. This area is a residential area with a lot of small children playing in the private road as it is a dead end which has no though traffic. The position in which Longmore road is situated is at the end of Babbington road which

I am the owner of number 2 and my property is the last house in this road In my house deeds it states that I must give access to number 1 & 3 Longmore road and White hill cottage. It does not state anything about nursing homes. Which brings me onto the amount of traffic that number 1 Longmore road has generated it has increased by at leased 60% To start with they have a mini-bus back and forward taking the occupants cares cars to and from work which is a problem as they are on shifts and not only do we have this traffic all day but all evening as well. Before they moved in we where lucky to see one or two cars an evening. They also have that many visitors they have to park in the roads. If there was a problem at number 3 Longmore road or White hill cottage and they needed the emergence services they would not get past . Also the roads are very narrow and the carers or visitors speed down them I went out to one person who was speeding down the road and just missed my son on his bike and asked what the speed limit was on this estate and she replied 30 or 40 M.P.H. it has got a 15 M.P.H sign as you enter the estate. Wokingham district council stopped sending their dust carts because the wagon could not turn around and it was braking the private road up they now send a special small lorry to collect the rubbish. But now milbury have moved in they have a commercial dust cart to take away their waste the wagon has to reverse all the way down Babbington road because it cannot turn around and it will also start to brake the private roads up again and who will pay for this. This situation is absolutely ridicules a commercial nursing home in such a private residential area with no access. I also understand that previcely planning applications have been turn down over access and additional traffic and I hope this is to. I have taken photographic evidence to back up my claim to stop this project getting out of hand as I and all the other residents are very upset at this situation.

Yours faithfully,

ADRIAN MONGER

0118 988 5315

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

07th June 2000

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

PLANNING SERVICES	HPT
POL	
DC	
SPP	
TS	
12 JUN 2000	
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	FILE:

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

O/2000/1440
Location: Land opposite junction of Clares Green Road/Basingstoke Road, Spencers Wood
Proposal: Outline application for the proposed erection of dwellings
Case Officer: Simon Lewis
Observations: We object on the basis that it is outside the settlement boundary, designated Green Gap and totally inappropriate in the countryside.

It also has an important amenity value as ancient parkland, therefore defining the landscape background to this community.

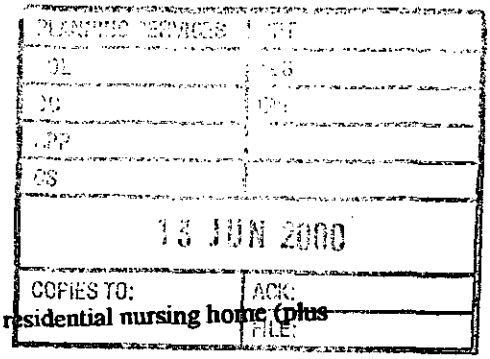
F/2000/1486
Location: 2 Grovelands Road, Spencers Wood, Reading
Proposal: Proposed single storey and first floor extensions to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/1505
Location: Westdene, Basingstoke Road, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling to form conservatory
Case Officer: Emy Circuit
Observations: No comment

Continued...

F/2000/1510
Location: 5 Milsom Close, Shinfield
Proposal: Proposed loft conversion with front and rear dormer extensions to create 2 bedrooms
Case Officer: Emy Circuit
Observations No comment

F/2000/1040
Location: 359 Whitley Wood Lane, Reading
Proposal: Proposed two storey rear extension to dwelling to form granny annexe
Case Officer: Emy Circuit
Observaitons: No comment



F/2000/1335
Location: 43, The Square, Spencers Wood, Reading
Proposal: Proposed two storey side/rear extension to dwelling
Case Officer: Emy Circuit
Observations No comment

F/2000/1401
Location: 1 Longmore Road, Reading
Proposal: Proposed change of use from C3 residential use to C2 residential nursing home (plus provision of ramps – Retrospective)
Case Officer: Elaine Connor
Observations: No comment

TL/2000/1353
Location: Pulleyn Transport LTD, Church Lane, Three Mile Cross
Proposal: Proposed erection of replacement antenna on existing mast and replacement of equipment cabin
Case Officer: Simon Lewis
Observations: Whilst not objecting we would like it to be painted or otherwise disguised to be less intrusive in this open countryside location.

F/2000/0588
Location: 1 Salmon Road, Shinfield
The new plans show: Correct position of the north east corner boundary and re-positioning of the relocated fence.
Case Officer: Emy Circuit
Observations: No comment

F/2000/1290
Location: Land adjoining 23, Hyde End Lane, Ryeish Green
Proposal: Proposed erection of one detached dwelling
Case Officer: Mrs A Odell
Observations: No comment

99/70362/F
Location: Green Park Reading Business Park, Basingstoke Road.
Proposal: Proposed erection of warehouse club including tyre installation and sales with associated access parking and landscaping
Case Officer: Simon Lewis
Observations: No comment

F/2000/0948
Location: Land rear of 72-90 Plots 71-75 Grazeley Road, three Mile Cross
The new plans show: Re-surveyed layout
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0658
Location: 90 and land rear of 88 Grazeley road, three Mile Cross
The new plans show: revised layout plan showing house on plot 3.
Case officer: Mrs A Odell
Observations: No comment

Continued...

F/2000/0658
Location: 90 and Land rear of 88 Grazeley road, three Mile Cross
The new plans show: Revised layout plan showing boundary fence.
Case Officer: Mrs A Odell
Observations: No comment

F/20000/1548
Location: Woodvale House, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of double garage and car port
Case Officer: Elaine Connor
Observations: No comment

F/2000/1537
Location: 189 Hyde End Road, Spencers Wood
Proposal: Proposed erection of replacement garage
Case Officer: Emy Circuit
Observations: No comment

F/2000/1367
Location; 78 Chestnut Crescent, Shinfield
Proposal; Proposed two storey rear extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

PLANNING SERVICES	HPT
POL	TLS
DC	[illegible]
ASP	
CS	
13 JUN 2000	
COPIES TO:	[illegible]

Yours faithfully

Tracy Sampson

Mrs Tracy Sampson (0118 9885315)
Assistant Clerk

1850/3

SENDER Send blue and yellow copies intact. Retain pink for file.	TWO WAY MEMO — NO CARBON REQUIRED WRITE OR TYPE	Reply before parting set. Return yellow copy to sender. RECIPIENT

TO STEPHANIE KNOWLES
HIGHWAYS

FROM E.C.
D.C.

SUBJECT

MESSAGE **DATE** 19/6/00

Further to your comments re plan. app. F/2000/1401 - 1, Longmore Rd., - C.O.U from C3 to C2, please find attached additional inform re staff nos.
Your comments would be appree a.s.a.p.

Thanks
Elaine

REPLY **DATE**

1850/2

SENDER Send blue and yellow copies intact. Retain pink for file.	**TWO WAY MEMO — NO CARBON REQUIRED** WRITE OR TYPE	Reply before **RECIPIENT** parting set. Return yellow copy to sender.

FROM STEPHANIE KNOWLES
HIGHWAYS

TO ELAINE CONNOR
DEVELOPMENT CONTROL

SUBJECT PLEASE SEE ATTACHED SHEET

MESSAGE **DATE** 19/6/00

Further to your comments re planning app. F/800/1401 - 1, Longmore Road - C.O.U from C3 to C2 please find attached additional information to STAFF NUMBERS. Your comments would be gratefully appreciated as soon as possible. Thanks Elaine.

REPLY **DATE** 29/08/00

Please could highways have an additional plan showing parking for 6 vehicles within the curtilage of the property. The standards for these are as follows.

2.4 x 4.8 m - car space
2.5 x 5 m - internal dimensions for garage
2.4 x 5.5 m - in front of garage

Thanks Stephanie K.

From: Stephanie Knowles (Highways)

To: Elaine Connor (Case Officer)

Application No: F/2000/1401

Location: 1 Longmore Road Reading

Further to your memo dated 19/6/00 please find enclosed my comments as requested.

Highways recommend approval but with condition(s) and reason(s)

SC:23 (Insert: Parking, Garaging and Turning)

SR:06

SC:31 No development shall be commenced until the visibility splays of 2.4 meters by 2.4 metres have been provided at the intersection of the driveway and the adjacent road. The visibility shall there after be kept free of all obstructions to visibility above a height of 0.6 metres.

SR:13

(signed)

Stephanie Knowles
(Print Name)

Date 28/06/00

01543250311

MILBURY CARE SERVICES

FACSIMILE TRANSMITTAL SHEET

TO: Miss E O'Connor	FROM: Mr C Jones
COMPANY: Wokingham District Council	DATE: 08/06/00
FAX NUMBER: 0118 974 6484	TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER: 01543 416 106	SENDER'S REFERENCE NUMBER: CJ/KW
RE: Longmore Road	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

Please find attached letter.

Milbury Care Services

Commissioners of Services and Providers of Residential and Day Services

Registered Office:
Garrick House,
2 Queen Street,
Lichfield,
Staffordshire.
WS13 6QD
Telephone: (01543) 416106
Fax: (01543) 414850

Our Ref: CJ/JL

Your Ref:

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

7th June 2000

F.A.O. Elaine O'Connor

Dear Ms. O'Connor

RE: 1 LONGMORE ROAD, SHINFIELD PARK, BERKS –
PROPOSAL CHANGE OF USE FROM CLASS "C3" TO CLASS "C2" –
RESIDENTIAL NURSING HOME FOR 7 RESIDENTS

Further to your recent request for additional information, please find below the proposals for the management of parking at the property.

The scheme when 'full' i.e., when caring for 7 residents, will have staffing based on a 3 shift system, 3 members of staff per shift.

The maximum parking would therefore be, the house vehicle, and 3 staff vehicles and would only increase during the ½ hour shift handover period, a number which we feel is more than adequately accommodated by the size of the parking area situated within the property.

During the working day there will also be vehicles arriving and departing to collect our residents to and from day activities in the community. It is envisaged that this would only be 1 or maximum 2 vehicles and already we have arranged for the collection of some of our residents from the nearby "bus shelter".

I trust this is complete and satisfactory for your purpose, however, should you require anything further, please do not hesitate to contact me.

Yours sincerely

C. Jones
Building & Technical Services Manger
For and on behalf of
MILBURY CARE SERVICES

Milbury Care Services

Commissioners of Services and Providers of Residential and Day Services

30+21

DC EC

APP

CS

COPIES TO: ACK: FILE:

Registered Office:
Garrick House,
2 Queen Street,
Lichfield,
Staffordshire.
WS13 6QD
Telephone: (01543) 416106
Fax: (01543) 414850

Our Ref: CJ/JL

Your Ref:

7th June 2000

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

F.A.O. Elaine O'Connor

Dear Ms. O'Connor

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PROPOSAL CHANGE OF USE FROM CLASS "C3" TO CLASS "C2" –
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During the working day there will also be vehicles arriving and departing to collect our residents to and from day activities in the community. It is envisaged that this would only be 1 or maximum 2 vehicles and already we have arranged for the collection of some of our residents from the nearby "bus shelter".

I trust this is complete and satisfactory for your purpose, however, should you require anything further, please do not hesitate to contact me.

Yours sincerely

C.Jones
Building & Technical Services Manger
For and on behalf of
MILBURY CARE SERVICES

POSITIVE ABOUT DISABLED PEOPLE

Limited Company Registered in England and Wales
No. 2215899

Working to Investors in People, Working to Quality Standards ISO 9002

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 17 May 2000

Application Number: F/2000/1401

Proposal: Proposed change of use from C3 residential use to C2 residential nursing home (plus provision of ramps - Retrospective).

Parish: SHINFIELD PARISH

Site Address:
1, Longmore Road, , Reading.

Applicant:
Milbury Care .

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).

Comments.

Awaiting Number of Staff from client.

Signed: _____ **Print name:** Sarah Charles

07/06/00.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor
~~Planning Department~~

Date: 21/06/00

MILBURY CARE SERVICES, 1 LONGMOOR ROAD, SHINFIELD F/2000/1401

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

John Mullaney
Environmental Health Officer

30867

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
22 JUN 2000	
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	FILE:

POLICY WH9: AFFORDABLE HOUSING - PROVISION BY EXCEPTIONS

IN EXCEPTIONAL CIRCUMSTANCES, PLANNING PERMISSION MAY BE GRANTED FOR SMALL SCALE SCHEMES SOLELY FOR AFFORDABLE HOUSING TO MEET PROVEN LOCAL NEEDS. THESE DWELLINGS WOULD BE ADDITIONAL TO THOSE CONTAINED IN POLICY WH2 OF THIS PLAN, ON SITES THAT WOULD NOT OTHERWISE BE RELEASED FOR DEVELOPMENT. CONSENT WOULD BE SUBJECT TO:

a) THE DEVELOPMENT BEING ON THE PERIPHERY OF RURAL SETTLEMENTS ON LAND OUTSIDE THE GREEN BELT

b) THE DEVELOPMENT BEING ON LAND THAT DOES NOT INTRUDE INTO OPEN COUNTRYSIDE, IS NOT ESSENTIAL TO THE SEPARATION OF SETTLEMENTS, AND WHICH CAN BE DEVELOPED WITHOUT ANY ADVERSE EFFECT UPON ANY ASPECT OF THE CHARACTER OR THE SETTING OF THE SETTLEMENT

c) THE DWELLINGS BEING INITIALLY OCCUPIED BY THOSE WHO WERE RESIDENT IN THE PARISH PRIOR TO, OR AT THE DATE OF, PLANNING PERMISSION BEING GRANTED

d) THE OCCUPATION OF THE DWELLINGS BEING CONTROLLED IN THE LONG TERM TO ENSURE THAT SECOND AND SUBSEQUENT OCCUPIERS' NEEDS FALL WITHIN THE PROVISIONS OF THIS POLICY.

DEVELOPMENT WILL NORMALLY BE UNDERTAKEN BY HOUSING ASSOCIATIONS AND SUPPORTED BY THE COUNCIL IN ITS ROLE AS AN ENABLER OF AFFORDABLE HOUSING PROVISION. THE COUNCIL WILL ENSURE THAT ANY DEVELOPMENT PERMITTED UNDER THIS POLICY RESPECTS THE SCALE AND CHARACTER OF THE SITE AND ITS SURROUNDINGS, AND THAT THE GENERAL CRITERIA APPLYING TO NEW RESIDENTIAL DEVELOPMENT INCLUDED IN POLICY WH1 ARE COMPLIED WITH.

Implementation: Partnership between Council and Housing Associations.

Monitoring: Number of affordable dwellings constructed.

5.23 Although residential care and nursing homes will benefit from a peaceful environment, they tend to generate disturbance themselves, particularly from additional traffic movements and parking demand. It will therefore be necessary to ensure that new proposals are located in areas where the environment and amenity are not compromised.

POLICY WH10: RESIDENTIAL CARE HOMES AND NURSING HOMES

PROPOSALS FOR THE CONVERSION OF EXISTING DWELLINGS TO CARE OR NURSING HOMES, AND WITHIN IDENTIFIED SETTLEMENTS, THE CONSTRUCTION OF NEW CARE OR NURSING HOMES, WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. IN PARTICULAR, THE COUNCIL WILL REQUIRE EACH PROPOSAL TO COMPLY WITH THE FOLLOWING CRITERIA FOR IT TO BE ACCEPTABLE:

Cont.

a) TO BE LOCATED IN LARGE GROUNDS THAT ARE CLOSE TO PUBLIC TRANSPORT ROUTES

b) NOT TO GENERATE SIGNIFICANT TRAFFIC VOLUMES THROUGH PREDOMINANTLY RESIDENTIAL STREETS, AND

c) EITHER INDIVIDUALLY OR CUMULATIVELY WITH OTHER SUCH DEVELOPMENTS, TO HAVE NO OTHER ADVERSE IMPACT UPON THE CHARACTER OF THE ENVIRONMENT.

Implementation: The development control process.

Monitoring: Planning permissions granted.

5.24 Hostels provide accommodation, whether permanent or temporary, for those people with no other home. Although the conversion of existing dwellings to hostels involves a net loss of residential accommodation, this may be seen as acceptable where the hostel meets a particular housing need.

POLICY WH11: HOSTELS

PROPOSALS FOR THE CONSTRUCTION OF NEW HOSTELS AND THE CONVERSION OF EXISTING DWELLINGS TO HOSTELS WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, WHERE THEY CONTRIBUTE TO THE VARIETY OF HOUSING AVAILABLE, AND ARE IN PREDOMINANTLY RESIDENTIAL AREAS.

Implementation: The development control process.

Monitoring: Planning permissions granted.

5.25 The Criminal Justice and Public Order Act 1994 removed the requirement for local authorities to provide gypsy caravan sites. Berkshire County Council recognises a shortfall in the provision of transit sites. This Council has not been able to identify a site for this purpose, but it will judge proposals for this use against the set of policy criteria.

POLICY WH12: GYPSY TRANSIT SITES

THE COUNCIL WILL NORMALLY CONSIDER FAVOURABLY PLANNING APPLICATIONS FOR GYPSY TRANSIT SITES OUTSIDE THE GREEN BELT, PROVIDED THAT A NEED HAS BEEN ADEQUATELY DEMONSTRATED, SUBJECT TO CONSIDERATION OF THE PROPOSALS AGAINST ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, AND PROVIDED THAT THE FOLLOWING PARTICULAR CRITERIA ARE COMPLIED WITH:

a) THERE IS EASY AND SAFE ACCESS TO THE PRIMARY ROAD NETWORK

b) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE AMENITIES OF NEIGHBOURING PROPERTIES

Cont.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~8 APR 2000~~ Valid 3/5/00	Map No. ..... Site ..A:11.....
Officer: EC / Application No. F/2000/1401	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:
(F.) PROPOSED CHANGE OF USE FROM C3 RESIDENTIAL USE TO C2 RESIDENTIAL NURSING HOME (PLUS PROVISION OF RAMPS – RETROSPECTIVE)

Location: 1 LONGMORE ROAD

Parish: SHINFIELD Ward: Shinfield ✓ 16/5

Applicant: MULBURY CARE

Fee Received 140-00 (10) Required 190-00 ✓ Additional 50-00 received 3/5 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	parking & access arrangements	✓ 27/4	✓ 3/5
(3)	Forms unsigned	Q24		3/5
(4)	Correct S 66 certificate	delete past agric holdings	✓ 27/4	3/5
5	Elevation plans	any external alterations? Other side elevation of ramp access.	✓	✓ 3/5
(6)	Floor plans	existing 1st floor layout? & proposed ground floor layout	✓ 27/4	✓ 3/5
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~18 APR 2000~~ 3/5/00	Map No. ..... Site ..9:11.....
Officer: EC | Application No. F/2000/1401	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:

(F.) PROPOSED CHANGE OF USE FROM C3 RESIDENTIAL USE TO C2 RESIDENTIAL NURSING HOME (PLUS PROVISION OF RAMPS – RETROSPECTIVE)

Location: 1 LONGMORE ROAD

Parish: SHINFIELD Ward: Shinfield ✓ 10/5

Applicant: MILBURY CARE

Fee Received 140-00 (10) Required 190-00 ✓ Additional 50-00 received 3/5 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	parking & access arrangements	✓ 27/4	✓ 3/5
3	Forms unsigned	Q24		3/5
4	Correct S 66 certificate	delete past agric holding	✓ 27/4	3/5
5	Elevation plans	any external alterations? Other side elevation of ramp access.	✓	✓ 3/5
6	Floor plans	exis 1st floor layout? & proposed ground floor layout	✓ 27/4	✓ 3/5
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

Milbury Care Services

Commissioners of Services and Providers of
Residential and Day Services

Registered Office:
Garrick House,
2 Queen Street,
Lichfield,
Staffordshire.
WS13 6QD
Telephone: (01543) 416106
Fax: (01543) 414850

Our Ref: AB/JL

Your Ref:

F.A.O. Mrs. C. Hurst
Wokingham D.C.
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

27th April 2000

03.MAY2000* 1401

Dear Mrs. Hurst

RE: 1 LONGMORE ROAD, SHINFIELD, PARK, BERKS
PROPOSED CHANGE OF USE FROM CLASS "C3" TO "CLASS C2" – RESIDENTIAL NURSING HOME FOR 7 RESIDENTS

Further to your letter dated 27/4/00, please find enclosed the following drawings and documentation, which when submitted together constitutes our 'Full Plans' Change of Use Planning Application for the above.

1). Six completed "Part 1" Planning Application Forms.
2). A completed Certificate "A".
3). Six copies of our drawing numbered TV.2041.003.
4). Six copies each of the 1:1250 Site Location Plan and 1:500 Block Plan (with parking indicated).
5). A cheque for £190.00 made payable to "Wokingham D.C." (for which we require a receipt please).

1 Longmore Road will soon be registered for 6 no. registered disabled service users where care is provided.

Under the Town and Country (User Classes) Order 1987, this identifies the property under "Class C3" (Dwelling Houses).

The proposed staffing levels for the above have been agreed with the local registration authority as being 11.33 W.T.E. (whole time equivalent).

The proposed change of use is to provide a seventh registered bedroom taking us to a "Class C2" Institution classification.

Additional staffing (if any?) has yet to be discussed and agreed with registration.

Should you have any queries regarding this matter please contact Ms. Jo. Higgins, our local Milbury Care Service Manager, telephone no. 01491 411 633, who will be glad to answer any operational questions.

The existing and proposed ground floor layouts are identical.

Planning permission for the ramps is retrospective and part of our change of use application.

Presently proposed bedroom 7 is being used as an activity room.

There are no proposed external alterations to the existing building.

Yours sincerely

Adrian Bailey
Building Surveyor
For and on behalf of
MILBURY CARE SERVICES

Cc: C.Jones – Building & Technical Services Manager
L.Swarbrick – Head of Operations (England)
R.Campbell – Head of Planning, Development & Q.A.

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.

CERTIFICATE A

I certify that:

03.MAY2000* 1401

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) . . . . . .

. . . . . .

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

on (d) . . . . . ●

(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

Agricultural Holdings Certificate

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.

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 . . MILBURY CARE . . . . . .

Date . . . 4/4/00 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY

03.MAY2000* 1401

1.	APPLICANT'S NAME	MILBURY CARE
	ADDRESS	GARRICK HOUSE, 2 QUEEN ST, LICHFIELD, STAFFS.
	POST CODE	WS13 6QD PHONE 01543-416106
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
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	1 LONGMORE RD, SHINFIELD PARK BERKS. RG2 8QG.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE FROM 'CLASS C3' TO 'CLASS C2' TO FORM A (7 PLACE) RESIDENT REGISTERED HOME
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	TV 2041.003

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 ?

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		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.

VACANT CLASS 3 RESIDENTIAL HOME

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.

N/A

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?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

N/A

To existing system YES/NO

If no, please give details

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

IN AND OUT DRIVEWAY.
PARKING FOR FOUR CARS.

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

YES

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

N/A

	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.

~~£140~~
190

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

SIGNED [signature] ON BEHALF OF MILBURY CARE DATE 4/4/00

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

1769c

PLANNING APPLICATION

PART 2

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

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

	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				10.6
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify C3	83	10.6		
OTHER	Please Specify				
	TOTAL	83	10.6		10.6

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES: 7

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	4	—
Proposed	4	—

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.

CLASS C2 REGISTERED CARE HOME FOR PERSONS WITH LEARNING DISABILITIES, WHERE CARE IS PROVIDED.

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

MILBURY CARE HOME

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

Existing Staff	Transferred Staff	New Staff	Total

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

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.'

ADDRESS 1 LONGMORE ROAD PARISH SHINFIELD

PLOT No. E. RAF ORD. SHEET No. SU 7268 (72)

BUILDER Old Property

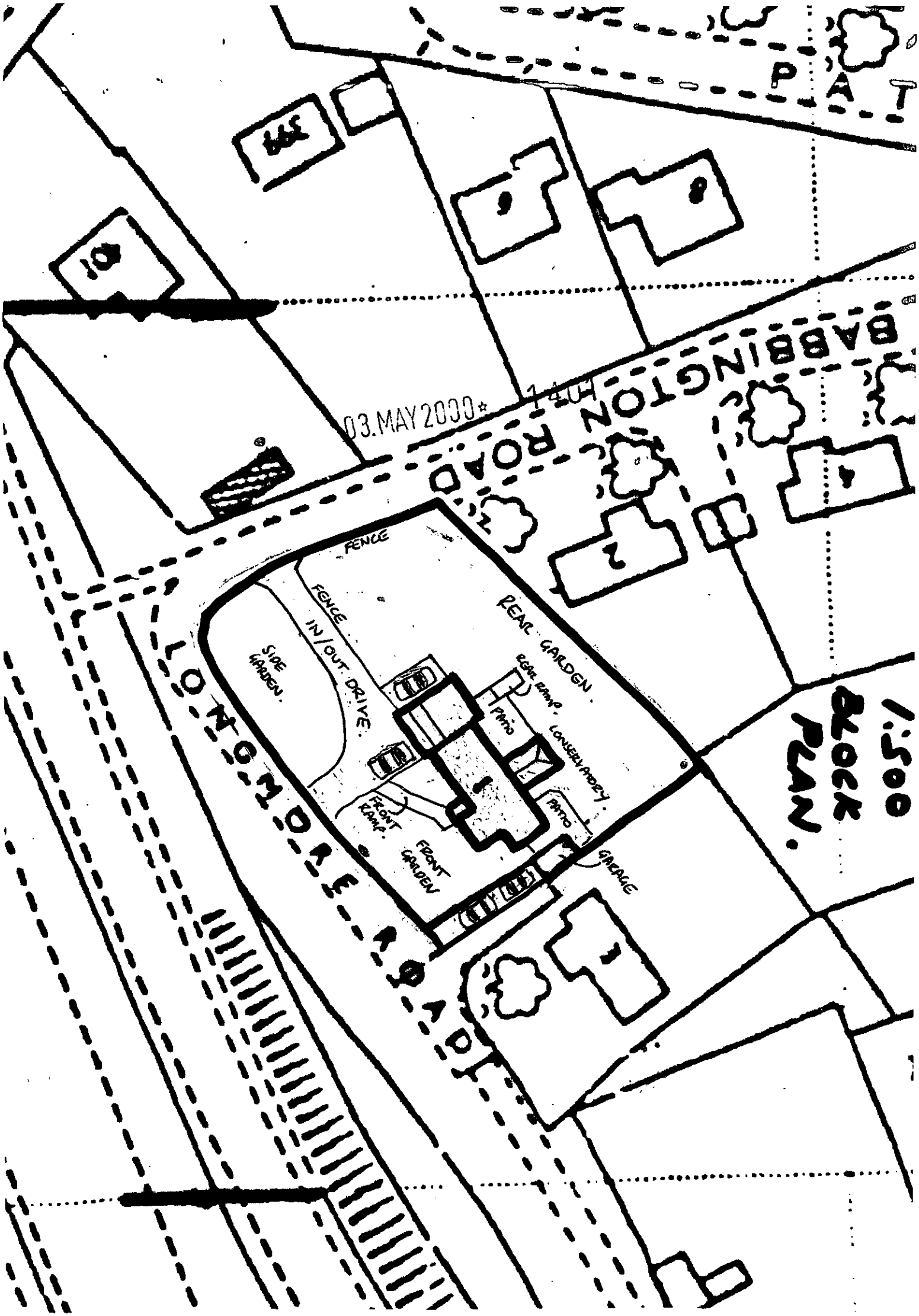
Plan No.	Applicant	Description of Development	Date of Decision	Decision	
17613	AR. P. SCOTT	o/ APP. HOUSE ON LAND ADJ	1.7.82	N/A	REF
6R1944 3	"	DOUBLE GARAGE & PORCH	30.9.82	APP	W/A
18305	"	o/L. HOUSE ON LAND ADJ.	18.11.82	N/A	REF
18303	"	LR. PORCH; DOUBLE GARAGE	21.10.82	N/A	C/A
99/69794/F	Mr & Mrs Mansbridge.	s/st/r/extn - Consen. - conv. garage to living rooms.	13/7/99		C/A
FP99/8760	Milbury Care Svcs Ltd.	Ind. Hts.	9.7.99	APP	
F/2000/1401	" "	change of use C3 (Res) to C2 (nursing home) (provision of ramps retrospective)	06.09.00		C/A

DATE OF COMPLETION

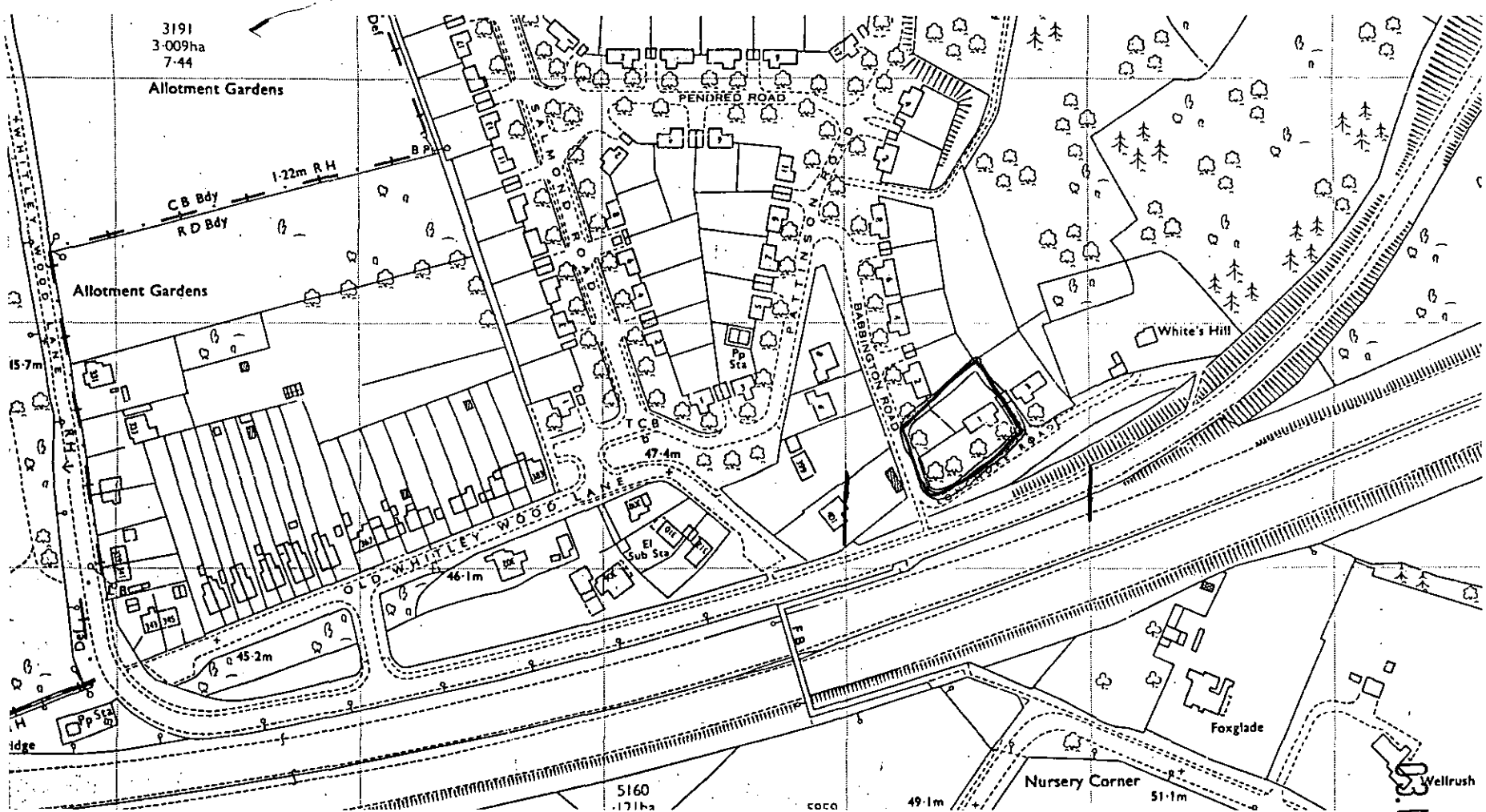
MINISTRY DECISION

SPECIAL ORDERS PD Enq. Milbury Care Services Ltd. ch. use to C3 care home + s/st r. extn 12/5/99

DRAINAGE



BABBINGTON ROAD
LONGMORE ROAD
03.MAY 2000
1401
FENCE
FENCE
IN/OUT DRIVE
SIDE GARDEN
REAR GARDEN
REAR RAMP
PATIO
CONSERVATORY
PATIO
FRONT RAMP
FRONT GARDEN
GARAGE
1:500 BLOCK PLAN.



1 LONGMORE ROAD
SHINFIELD PARK
READING, BERKSHIRE

Scale: 1:2500

Ref: 33461

Date: MARCH 1999

Reproduced from the Ordnance Survey map with the sanction of the Controller of H. M. Stationery Office.
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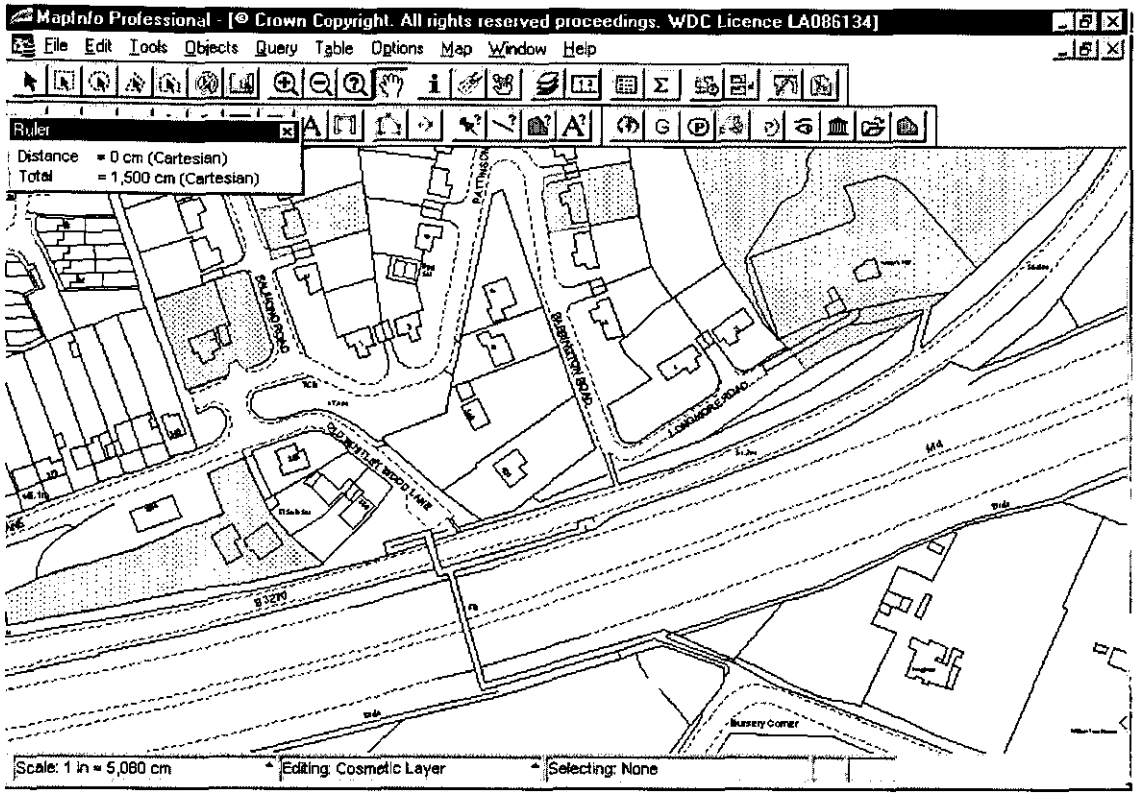
03 MAY 2000
140

Consulteed
F/2000/401



Consulted: 1 & 3 Longmore
401 Whitley Wood Lane
Foxglade, Brookers Hill.
2 Babbington.







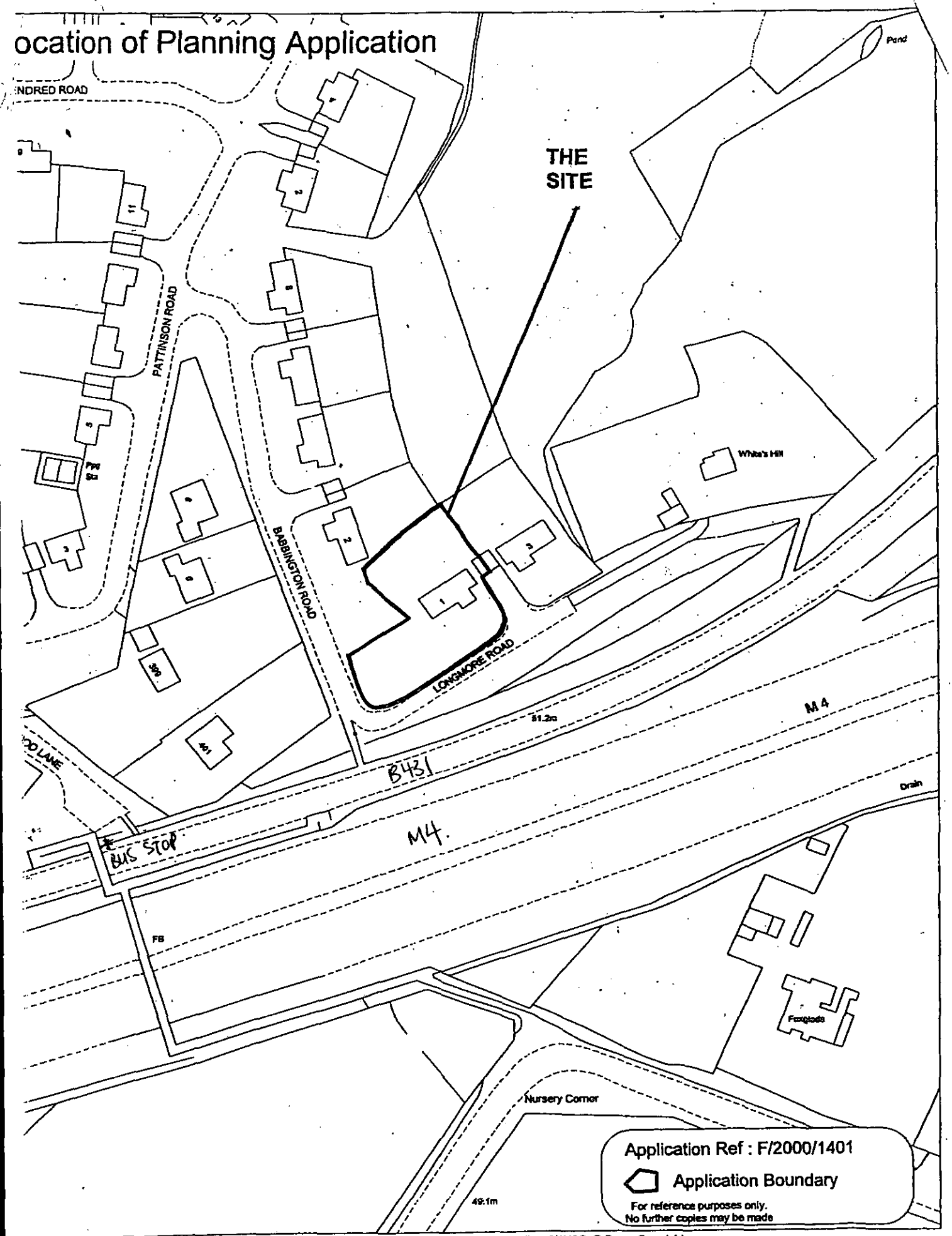



N773 FLP





ocation of Planning Application



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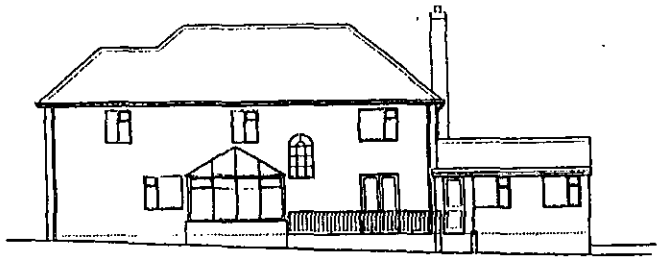
elopment Control Section, Environmental Services, Wokingham District Council.
September 2000

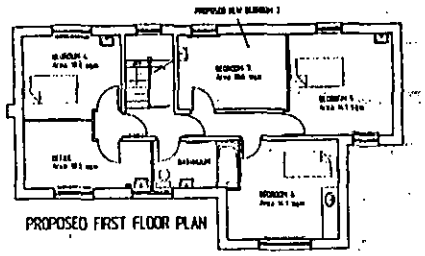
Scale: 1 : 1250



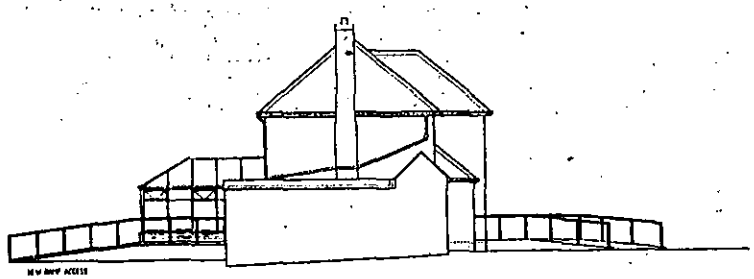
REAR ELEVATION



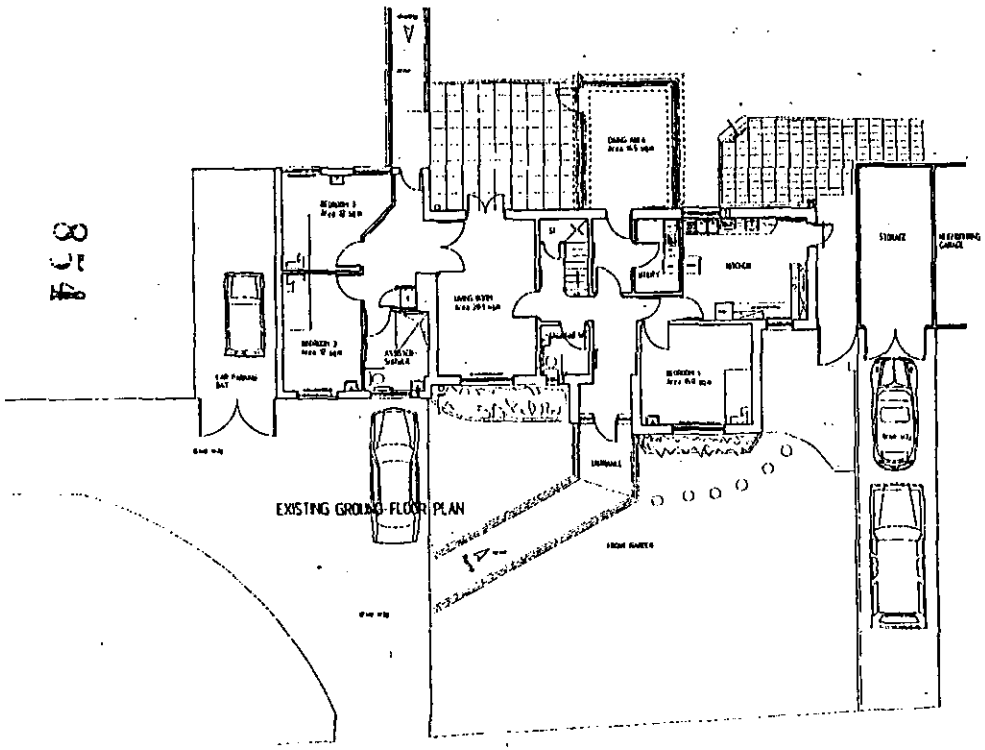
FRONT ELEVATION



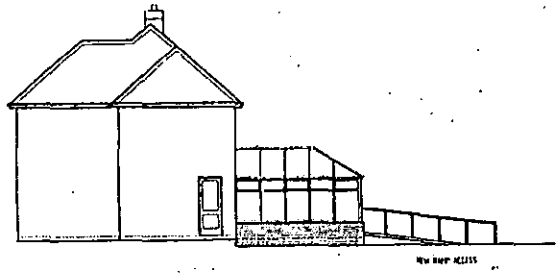
PROPOSED FIRST FLOOR PLAN



SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



SIDE ELEVATION

1 LONGMORE ROAD. SHINFIELD PARK. CHANGE OF USE DRAWING.

All dimensions must be checked on site and not scaled from this drawing.

03 MAY 2013 1401

Revisions

Milbury

Project:
1 LONGMORE ROAD,
SHINFIELD PARK,
BERKS.

Drawing Title
PLANS AND ELEVATIONS

Scale 1:100 | Checked

Date APRIL 2000 | Drawn by A.BAILEY

Drg. No TV.2041003 | Rev.