APPLICATION NO:
**VAR/2001/3930**

LOCATION:
**Orchard House Warren Lane, Finchampstead Wokingham.**

APPLICANT:
**Mrs Lim C/O G V A Grimley (Jo Davis/Matt Morris)**

PROPOSAL:
**Proposed variation to condition 6 of consent 14701 to allow occupation of dwelling by persons other than those in employment of Warren Lodge Nursing Home.**

EARLIEST DATE FOR DECISION: **04/06/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**27/06/2001**

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

DO 345

(AO)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mrs Lim**
**C/O G V A Grimley (Jo Davis/Matt Morris)**
**University Gate**
**Park Row**
**Bristol**
**BS1 5UB**

**Application Number: VAR/2001/3930**

| | |
|---|---|
| **Parish:** | **FINCHAMPSTEAD** |
| **Location:** | **Orchard House, Warren Lane, Finchampstead, Wokingham.** |
| **Proposal:** | **Proposed variation to condition 6 of consent 14701 to allow occupation of dwelling by persons other than those in employment of Warren Lodge Nursing Home.** |

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 submitted to the Council.

**Informative**

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policy C2.
South East Area Local Plan Policies STV2 and SC2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC6 and WLL6.

John Mitchell

John Mitchell
Development Control Manager
Date: 03/07/2001

Notice checked by: _____

**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.**

**WORK SHEET FOR :** Angela Odell

**Application Number :** VAR/2001/3930

**Applicant :** Mrs Lim C/O G V A Grimley (Jo Davis/Matt Morris).

**Location :** Orchard House, Warren Lane, Finchampstead, Wokingham.

**Proposal :** Proposed variation to condition 6 of consent 14701 to allow occupation of dwelling by persons other than those in employment of Warren Lodge Nursing Home.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 24.5.01 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 14.5.01

**Date Registered : 02/05/2001**

**Earliest Date for Decision : 04/06/2001**

**Latest Consultation Date/Site Notice Expiry Date : 04/06/2001**

**This application <u>will have expired on</u>: <u>27/06/2001.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

**Consultation Responses :** Parish Council: Object on grounds proposal could have implications for possible future development along this part of Warren Lane.

**Planning Issues :**

**Application Number: VAR/2001/3930**

**Appraisal :**

Site is outside a settlement boundary and land important to the setting of the settlement. The dwelling was originally allowed on 5.11.79 only because it was needed by the nursing home for staff to live in to be on site to work/manage/maintain the nursing home. There has been no change in policy terms of the site since.

The applicant's consultant has explained that since this time there have been changes in legislation re: nursing homes, the way the home is operated in practical terms and that for some time the home has been managed directly from the Warren Lodge complex by a manager. The current occupier of the home (who retains ownership of the care home) continues to occupy the property, and has very limited involvement in day-to-day running and management of the home and maintains an independent occupation as a School teacher.

Staff accommodation now generally forms part of the main complex within the building so that staff are immediately on hand.

Under these circumstances it is clear that a separate manager's dwelling is no longer appropriate or necessary and consider retention of the condition is not now justified.

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

## Application Number VAR/2001/3930
### *Conditions/Reasons for Refusal*

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | Approve variation. |
| | | | No conditions |
| | | | |
| | | | |
| | | |

# RECORD OF SITE VISIT

SITE ADDRESS: Orchard House
Warren Lane Finchampstead
Wokingham.

APPLICATION NUMBER:
VAR/2001/3930

OFFICER: Angela Odell

DATE OF SITE VISIT: 14.5.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 24.5.01

2. DESCRIPTION OF SURROUNDINGS Countryside near edge of settlement.

3. DESCRIPTION OF SITE/BUILDING Existing chalet-style house in own curtilage

4. RELATIONSHIP TO ADJOINING PROPERTIES Warren Lodge Nursing Home to west.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING From Warren Lane.

LEVELS Flat.

BOUNDARY TREATMENT 1.8m fence to Warren Lane + Warren Lodge

OTHERS

Tel: (0118) 974 6445

Date: 18.6.01

My ref: VAR/2001/3930

**CONFIDENTIAL**

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX


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: VAR/2001/3930**
**Orchard House, Warren Lane, Finchampstead, Wokingham.**
**Proposed variation to condition 6 of consent 14701 to allow occupation of dwelling by persons other than those in employment of Warren Lodge Nursing Home.**

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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 28.6.01

Yours faithfully

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Angela Odell** Application Number: **VAR/2001/3930**
**Orchard House, Warren Lane, Finchampstead, Wokingham.**
**Proposed variation to condition 6 of consent 14701 to allow occupation of dwelling by persons other than those in employment of Warren Lodge Nursing Home.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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 6445

Date: 18.6.01

My ref: VAR/2001/3930

**CONFIDENTIAL**

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY


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: VAR/2001/3930**
**Orchard House, Warren Lane, Finchampstead, Wokingham.**
**Proposed variation to condition 6 of consent 14701 to allow occupation of dwelling by persons other than those in employment of Warren Lodge Nursing Home.**

*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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 28.6.01

Yours faithfully

John Mitchell
*Development Control Manager*

---

**LISTING FORM**

Case officer: **Angela Odell** Application Number: **VAR/2001/3930**
**Orchard House, Warren Lane, Finchampstead, Wokingham.**
**Proposed variation to condition 6 of consent 14701 to allow occupation of dwelling by persons other than those in employment of Warren Lodge Nursing Home.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

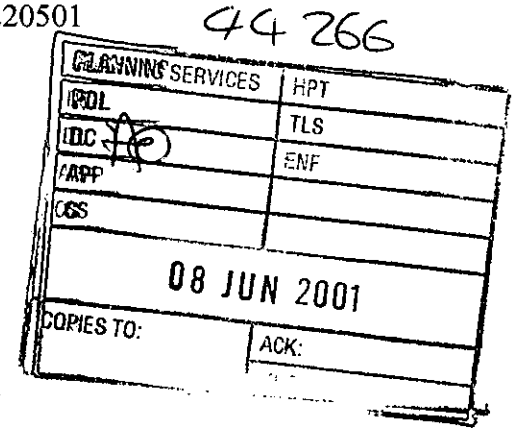
NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

GVA Grimley

International Property Advisers

Our Ref.: JMD/07A107422/220501

44 266




4 June 2001

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR
For the attention of: Angela Odell

University Gate, Park Row
Bristol BS1 5UB
Telephone 0870 900 89 90
Facsimile 0117 926 0607
www.gvagrimley.co.uk

Direct Line 0117 988 5202
jmd@gvagrimley.co.uk

**By fax and post**
**Fax Number: 0118 974 6484**

**Confidential – without prejudice**

Dear Ms Odell

**PLANNING APPLICATION REF: VAR/2001/3930**
**ORCHARD HOUSE, WARREN LANE, FINCHAMPSTEAD WOKINGHAM**

Further to my letter dated 22 May 2001 and our subsequent telephone conversations, I am writing to provide you with further information on the changes in circumstances both personnel and in business terms which has lead to the submission of the above planning application. This relates to changes since planning permission was originally granted under permission reference: 10912 and amended by planning permission reference: 12855.

The planning application seeks to remove condition 6 of planning permission ref: 14701 which restricts the occupation of 'The Orchard House' to a person solely or mainly employed in the use, management and maintenance of Warren Lodge. This property is currently being used as a private rest home providing a high level of patient care and high quality facilities.

As set out in our letter accompanying the application (dated 30 April 2001) the property is physically detached from the main care home complex as a stand alone residential unit. This in practical and business terms severely limits any value the property has in assisting in the delivery of the day to day management of the care home.

The permission was granted in 1981 and the remainder of this letter sets out how the internal business arrangements and personnel circumstances of the home's owner have changed since the permission was granted.

*Cont...*


London West End . London City . Birmingham . Bristol . Cardiff . Edinburgh . Glasgow . Leeds . Manchester . Brussels +32 2 230 70 90 . Sydney +61 29 252 4433
GVA Europe . GVA Africa . GVA Asia . GVA Australasia . GVA North America

The address for the purposes of Section 4, Business Names Act 1985, is 10 Stratton Street, London W1X 6JR where a list of Partners' names is available for inspection

- ***Personal Circumstances***

Originally, when the permission was granted it was the intention of the owner of the care home to live in the adjacent property known as 'the Orchard House' and maintain a full time managerial role within the care home. This intention reflects the condition imposed on the planning permission. In the intervening period the owner/manager of the home has subsequently died. Since this time the home has been managed directly from the Warren Lodge complex by a manager. This management arrangement has been successfully in operation for a number years and has in our view had no implications on either the day to day or medium term operations of the care home or any planning or environmental implications on the use of Orchard House. The partner of the deceased (who retains ownership of the care home) continues to occupy the property. She has very limited involvement in day to day running and management of the home and maintains an independent occupation as a school teacher.

- ***Business Structure***

The original planning permission to change the use of Warren Lodge from a residential dwelling (C3) to a residential care home (C2) and the subsequent linking of this property to Orchard House is over twenty years old. In the intervening period there has been substantial changes in both legislation governing the residential accommodation and the business/ operational side of the service.

As with many business lines, the healthcare sector has undergone a significant modernisation programme including:

i) NHS and Community Care Act 1990 (commonly known as Community Care Act )
ii) Care Standards Act 2000
iii) Commercial preference to building types (ie: modern single storey accommodation over traditional historic and listed buildings and demand for single en-suite rooms in preference to shared rooms and facilities)
iv) Legislative changes in Health and Safety and to a lesser extent planning
v) Management and staffing changes
vi) Influence of corporate operators entering into the healthcare market
vii) Influence of corporate provides of sheltered accommodation

In order to adapt to the changes within the sector, Warren Lodge has made a series of major investment and changes in the interim period (both to the fabric of the building and managerial running of the business). These changes have included a rear single storey extension increasing the facility to 35 en-suite rooms.

...Cont

Internal management arrangements and the provision of twenty hour trained care and qualified nurse provision has enabled the facility and management to be self contained within the fabric of the building.

These changes and improvements have enabled the home to compete successfully with the corporate operators in the market place. Such changes have been accompanied by internal and management reorganisation. The appointment of a manager has enabled the business to operate as a self-contained entity.

Staff accommodation, were provided, now generally forms part of the main complex within the home itself in order that the staff are immediately on hand, rather than separate detached facilities.

The implication of such changes is Orchard House has become an additional financial liability on the healthcare business. If this application was successful and permission is granted this liability would be removed.

The objective of this application is to amend the historic permission to reflect the present situation at the home and Orchard House. Warren Lodge has successfully adapted to the legislative changes within the healthcare sector and the commercial factors influencing the market. In contrast, Orchard House has for the majority of its lifespan served as a residential dwelling house. This mainly relates to the detached nature of the property to the care home. It is this situation which the occupant wishes to clarify for perpetuity. This will enable the occupier to remain in her family home whilst considering the medium and longer term options for her partner's care home business. From any future commercial operators perspective the detached nature of Orchard House to Warren Lodge has no benefit to the viability or operation of the home. It will therefore act solely as a liability rather than an asset to any current or future home operator/manager.

I trust this provides you with sufficient information to progress this application. If you wish to discuss any of the issues raised in more detail, please contact me on my direct line, which is 0117 9885202.

Yours sincerely

**Jo Davis**
**PLANNING AND DEVELOPMENT CONSULTANCY**

**LISTING FORM**

Case officer: **Angela Odell** Application Number: **VAR/2001/3930**

**Orchard House, Warren Lane, Finchampstead, Wokingham.**

**Proposed variation to condition 6 of consent 14701 to allow occupation of dwelling by persons other than those in employment of Warren Lodge Nursing Home.**

Transfer: Yes ☐ No ☐

Reason for Transfer:

Signed: M Long Date: 22.6.01

Councillor M Long

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

GVA Grimley

International Property Advisers

Our Ref.: JMD/07A107422/220501

22 May 2001

| | |
|---|---|
| PLANNING SERVICES | HPT |
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 23 MAY 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

University Gate, Park Row
Bristol BS1 5UB
Telephone 0870 900 89 90
Facsimile 0117 926 0607
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Direct Line 0117 988 5202
jmd@gvagrimley.co.uk

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR
For the attention of: Angela Odell

**By fax and post**
**Fax Number: 0118 974 6484**

Dear Ms Odell

**PLANNING APPLICATION REF: VAR/2001/3930**
**ORCHARD HOUSE, WARREN LANE, FINCHAMPSTEAD WOKINGHAM**

Further to our telephone conversation on 17 May 2001, requesting additional information with regard to the changes in circumstances relating to the above planning application. I am writing to confirm I am meeting with my client next week and will forward this information to you by 1 June 2001. I trust this is acceptable.

If in the meantime you require any further information, please call me on my direct dial number which is 0117 9885202.

Yours sincerely

**Jo Davis**
**PLANNING AND DEVELOPMENT CONSULTANCY**


London West End . London City . Birmingham . Bristol . Cardiff . Edinburgh . Glasgow . Leeds . Manchester . Brussels +32 2 230 70 90 . Sydney +61 29 252 4433
GVA Europe . GVA Africa . GVA Asia . GVA Australasia . GVA North America

The address for the purposes of Section 4, Business Names Act 1985, is 10 Stratton Street, London W1X 6JR where a list of Partners' names is available for inspection

PART

02 MAY 2001 * 3930

DELEGATED

GVA Grimley
International Property Advisers
University Gate, Park Row
Bristol BS1 5UB
Telephone 0870 900 89 90
Facsimile 0117 926 0607
www.gvagrimley.co.uk

Your Ref.:
Our Ref.: MSM/07A107422

30 April 2001

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

Direct Line 0117 988 5202
Jmd@gvagrimley.co.uk

02 MAY 2001
COPIES TO: ACK: FILE:

Dear Sir/Madam

**APPLICATION FOR REMOVAL OF CONDITION 6 RELATING TO PLANNING PERMISSION REF: 14701, "RE-SITING OF DWELLING ('THE ORCHARD') AT WARREN LODGE, WARREN LANE, FINCHAMPSTEAD"**

We write on behalf of our client, Mrs Lim, to submit a planning application for the removal of Condition 6 relating to planning permission ref: 14701. This planning permission, approved in January 1981, relates to the re-siting of a dwelling (known as 'The Orchard') originally permitted by planning permission ref: 10912 and amended by permission ref: 12855. The Orchard is located adjacent to Warren Lodge, Warren Lane, Finchampstead, a residential care home for the elderly.

Accordingly, please find attached six copies of the following documents:

- Planning application forms
- Ownership certificate
- Plan ref: 07A000139/Orchard A showing the location of application site

We also enclose a cheque for £95, being the requisite planning application fee.

***Rationale for the Application Proposals***

As existing, Condition 6 of permission ref: 14701 reads:

> *"The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed in connection with the use, management and maintenance of the property known as Warren Lodge, Warren Lane, Finchampstead and the dependants of such a person residing with him".*

This planning application is submitted in response to a reorganisation of the nursing home operation within the adjacent property, Warren Lodge Care Home. Warren Lodge is a private rest home engaged in the care of the elderly which provides a high level of patient comfort care and high quality facilities. The original rationale for construction of The Orchard (within planning permission ref: 10912 in 1979, amended by ref: 12855 in 1980 and ref:


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GVA Europe . GVA Africa . GVA Asia . GVA Australasia . GVA North America

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14701 in 1981) was to provide living accommodation for a person employed in relation to running of the adjacent Warren Lodge Care Home. However, following construction of the dwelling and its use for the above purpose, changes to the operation of Warren Lodge and the modern requirements of residential care homes mean that separate living accommodation for persons employed in relation to the continued operation of Warren Lodge is now no longer needed. As a result, occupation of The Orchard for persons employed in relation to the adjacent property is no longer applicable. This application therefore applies to remove the planning condition limiting occupation of The Orchard, in order that the dwelling can continue to remain in beneficial use and not become vacant for a significant period of time, presenting the applicant with a significant financial burden.

***Planning Issues***

Given the provisions of Section 54A of the 1990 Town and Country Planning Act, it is noted that determination of applications should be made in accordance with the development plan unless material considerations indicate otherwise. We therefore consider the application proposal against the development plan followed by the provisions of the emerging Plan which would constitute other material considerations.

*The Development Plan*

The application site is located within an area of Urban Landscape Value, under Policy SW1 of the adopted South East Area Local Plan (SEALP). The provisions of this policy place a presumption against further new development or changes of use which would adversely affect its urban landscape value or the amenity of the wider area. Having regard to this policy designation, it is noted that the proposal would not increase the building footprint or its physical appearance in any way, while the scale of use of the building would remain materially the same. It is therefore concluded that the proposal meets the provisions of Policy SW1, given that the use and appearance of the building will remain as existing.

Policy SC20 of the SEALP deals with conversion of buildings in rural areas to dwellings. Whilst it recognised that the scope of this policy is designed to deal with the conversion of agricultural buildings to residential use, the spirit of paragraph I.3.54 is considered to be of general relevance to the application proposals. The text notes that:

> *"Evidence that a building is not redundant for its present use is not by itself sufficient grounds for refusing permission for a new proposed use. However, in circumstances where the District Council has reasonable cause to believe that an applicant has attempted to abuse the system by constructing a new farm building with the benefit of permitted development rights, with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed to have been built."*

Having regard to the provisions of this we reiterate that the planning permissions relevant to The Orchard are dated 1979-81, with the dwelling constructed shortly afterwards. It is confirmed that since construction, The Orchard has been occupied by person(s) employed in association with the adjacent care home, a period of almost 20 years. Given this period of time, coupled with the fact that the property has enjoyed prolonged use in relation to the adjacent care home, it is entirely reasonable to conclude that there has been no attempt to abuse the planning system. As such it can be concluded that this application proposal arises

out of a genuine change in circumstances, within which the property is no longer needed for the use for which it was originally permitted. Therefore, the proposal conforms to that part of the adopted Local Plan which deals with new uses for existing buildings in rural areas.

It is also noted that Policy C2 of the Structure Plan also forms part of the development plan for the area. The provisions of this policy states that development outside settlement boundaries will be strictly controlled, although the attached criteria does allow for re-use, adaptation and redevelopment of existing buildings. As such, we consider that the application proposal does not conflict with the scope of this policy.

*Other Material Considerations*

In addition, the local planning authority are currently undertaking a review of the SEALP, in the form of the emerging Wokingham District Local Plan (WDLP). Whilst it is noted that policies within the emerging Local Plan are material considerations within the determination of these application proposals, their weight is reduced given that they have yet to be commented on by the Local Plan Inspector.

In relation to landscape designations, we note that the WDLP designation 'Setting of Settlement' (Policy WLL6) places a presumption against proposals which would detract from the open or countryside appearance of the area. Given that this designation mirrors the scope of the existing Urban Landscape Value designation within the SEALP, it is considered that the analysis contained in the previous section is also of relevance to this policy.

Policies on new uses for existing buildings within rural areas within the adopted Local Plan are updated by WCC5 within the emerging WDLP. The provisions of this policy note that the re-use and adaptation of buildings for residential purposes outside settlement boundaries will not be permitted unless every attempt has been made to secure a business re-use or residential conversion is a subordinate part of a scheme for business re-use. As such, it is clear that whilst The Orchard has enjoyed a long association with Warren Lodge, its usefulness in terms of the efficient operation of the care home is now at an end. Furthermore, commercial marketing of the property for continued care home uses would not present a realistic option for the applicant given that use of the dwelling as an ancillary use to a care home could only ever be reasonably happen in conjunction with Warren Lodge. As a result, it is entirely reasonable to conclude that the property can no longer be used for its original purpose and therefore no viable suitable business re-use is available for the property.

Further guidance is given by Policy WOS2 which notes that developments outside settlement boundaries will only be permitted in exceptional circumstances and also refers to Structure Plan Policy C2 for further guidance. Given that the proposed development does not intend to increase or change the built structure of the property, change its use to within a separate use class and has already been shown to conform to the provisions of Structure Plan Policy C2 (part of the development plan for the area) it can be concluded that the proposal meets part of the emerging Local Plan.

We trust that the information enclosed is sufficient to enable you to register the application and look forward to receiving confirmation of this. In addition, we confirm that we would be happy to discuss any aspect of the enclosed application, including the submission of further supporting information were appropriate, with planning officers should this be considered helpful to the determination of the application.

Yours sincerely



**Jo Davis**
**Planning & Development Consultancy**

enc

cc: R Belcher – GVA Grimley (with enc)
Mrs Lim – Warren Lodge Care Home (with enc)

FROM: Angela Odell

DATE: 11 May 2001

DELEGATED

## FINCHAMPSTEAD PARISH CONSULTATION SHEET

**Application Number:** VAR/2001/3930

**Proposal:** Proposed variation to condition 6 of consent 14701 to allow occupation of dwelling by persons other than those in employment of Warren Lodge Nursing Home..

**Site Address:** Orchard House, Warren Lane, Finchampstead, Wokingham.

**Applicant:** Mrs Lim C/O G V A Grimley (Jo Davis/Matt Morris).

Your observations are required in respect of this application **by 04/06/2001** .

---

Objection on the ground that this proposal could have implications for possible future development along this part of Warren Lane.

| PLANNING SERVICES | SPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 21 MAY 2001 | |
| COPIES TO: | |

SIGNED: C.S. Cl

DATE: 18-5-01

Clerk To Finchampstead Parish/Town Council.

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number UAR/2001/3930 relates.

Address of site ORCHARD HOUSE, WARREN LANE, WOLVERSHAM RG40 4HR

Signed

Date 22/05/01

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

Business reply service
License no. RG147

**The Planning Officer**
**Wokingham District Council**
**Council Offices**
**Shute End**
**Wokingham**
**Berkshire, RG40 1BN**

**Received by Wokingham District Council**

# Application No: VAR/2001/3930

**Proposal:**
Proposed variation to condition 6 of consent 14701 to allow occupation of dwelling by persons other than those in employment of Warren Lodge Nursing Home.

**Location:**
Orchard House, Warren Lane, Finchampstead, Wokingham.

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

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

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

***Comments should be sent in writing* QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/06/2001. 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**

**11 May 2001**

# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: VAR/2001/3930**
**CASE OFFICER: Angela Odell**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
|---|---|---|
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## WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 02 MAY 2001 | Map No. 166 Site 0.05 |
| Officer: AO / Application No. VAR/2001/3930 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(VAR) PROPOSED VARIATION TO CONDITION 6 OF CONSENT 14701 TO ALLOW OCCUPATION OF DWELLING BY PERSONS OTHER THAN THOSE IN EMPLOYMENT OF WARREN LODGE NURSING HOME

Location: THE ORCHARD WARREN LANE

Parish: FINCHAMPSTEAD Ward: Finch. South. 11.5.01 B

Applicant: MRS LIM

Fee Received 95-00 (9) 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 : 11.5.01 D  Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

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

### EXTERNAL CONSULTATIONS

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

---

Rail Track .....
Police Arch. Liaison Officer .....

### HERITAGE BODIES

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

---

**OTHERS:** (Rural Area)

.....
.....
No pre-apps
.....

### NEIGHBOURS:

S/N + see map (pls incl. site within red line)

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

02.MAY2001* 3930

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.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

## CERTIFICATE D

I certify that

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

**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 . . . . GVA GRIMLEY . . . . .

On behalf of . . . . MRS A LIM . . . . . .

Date . . . . 30 APRIL 2001 . . . . . .

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

(1) ADDRESS WARREN LODGE REST HOME & ORCHARD COTTAGE WARREN LANE PARISH LINCHAMPST. E

PLOT No. ORD. SHEET No.

BUILDER * 11794 BAKER EH. LIVING + 10 BEDROOMS 25.10.79 W/A C/A

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 07788 | MRS. G. BAKER | RESIDENTIAL TO REST HOME | 16.3.78 | N/A C/A |
| BR 8311 | " | " | 11.5.78 | REF N |
| BR 8785 | " | CONVERSION " | 16.6.78 / 15.6.78 | REF. APP / REF. N/A |
| 10912 * | ORCHARD COTT. " | STABLE & GARAGE TO DWELLING | 3.7.79 | N/A C/A |
| BR 12499 | Mr Mrs Baker. | Comm Rebld. of Stable. | 20.12.79 | app NA |
| BR 13113. | Mr Mrs Baker | S/S ext to Old Folks Home | 2 4 80 | app NA |
| 12855 | ORCHARD COTT | REPL. DWELLING | 10.4.80 | N/A C/A |
| 13792 | " " | add S/S wing to provide 10 extra No units | 31.7.80 | N/A C/A |
| 14701 | ORCHARD COTT " | RESITE DWELLING (10912) | 15.1.81 | N/A C/A |
| 14829 | " " | S/S extn 16 bedroom & [illegible] ROOM. | 12.2.81 | N/A C/A |
| 15373 | S.E.B. | POLE MOUNTED TRANSFORMER | | |

DO NOT REVEAL

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 434/89

DRAINAGE

091074

(2) WARREN LODGE REST HOME & ORCHARD COTTAGE

ADDRESS WARREN LANE PARISH LYNCH

PLOT No. ORD. SHEET No.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| BR17411 | MR & MRS G. BAKER | EXTENSION | 26.8.81 | APP |
| 16325 | " " | S/S " | 24.8.81 | NA |
| 17915 | " | 2/ST. EXT. (KITCHEN, STORES, 3 BEDROOMS, 3 BATHROOMS) | 26.8.82 | N/A |
| BR19537 | " | EXTENSION PHASE 3 | 1.11.82 | APP |
| 21901 | Warren Lodge Ltd. | ext. 10 beds, pool, physio | 26.7.84 | N/A |
| BR23478 | MR & MRS BAKER | W. WING EXT. PH. III | 17.10.84 | APP |
| BR23479 | " | K. " " " | 4.10.84 | REF |
| BR23887 | " | E. " " " | 12.12.84 | APP |
| 23870 | WARREN LODGE LTD. | CONSERVATORY | 1.7.85 | N/A |
| BR25246 | " | " EXTENSION 3 | 16.9.85 | APP |
| 37450 | MR G. BAKER | NON-ILL. SIGN. | 10.6.91 | |
| 42407 | MR & MRS. L. LIM | 2/St. Ext. 3 GARAGES. | 18.4.94 | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) ADDRESS ORCHARD COTTAGE / WARREN LODGE PARISH LYNCH

PLOT No. WARREN LANE ORD. SHEET No.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| BR22002 | MR & MRS G. BAKER | EXTENSION & CONSERVATORY | 20.1.84 | APP |
| 29606 | | | | |
| 31231 | WARREN LODGE LTD | EXTS. & SINGLE GARAGE | 4.8.88 | REF |
| 96/64050/F | MR. L. LIM. ORCHARD | NURSG 2/St. EXTENSION | 13.8.96 | |
| EP96/5894 | " " | " " / INT. ALT | 20.9.97 | REF |

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
02.MAY2001 * 3930

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | MRS LIM |
| | ADDRESS | WARREN LODGE, WARREN LANE, FINCHAMPSTEAD |
| | POST CODE | RG11 4HR PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | GVA GRIMLEY (JO DAVIS/MATT MORRIS) |
| | ADDRESS | UNIVERSITY GATE, PARK ROW, BRISTOL |
| | POST CODE | BS1 5UB PHONE 0117 9885334/9885202 |
| 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 | THE ORCHARD, WARREN LANE, FINCHAMPSTEAD |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | REMOVAL OF CONDITION 6 RELATING TO PLANNING PERMISSION REF: 14701 |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.033 HA. |
| 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 | REF: 07A000139/ORCHARD A |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE ☐ N/A 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: 14701
TEMPORARY PERMISSION ☐ State period required: CONDITION 6
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.

RESIDENTIAL

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?

AS EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

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 | / *NO CHANGE * | / | * |
| 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.

£95

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

SIGNED [signature] ON BEHALF OF GVA GRIMLEY DATE 30 APRIL 2001

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

1769c

# PLANNING APPLICATION

PART 2

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

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

| | USE CLASS | Existing floor space | | Proposed additional floorspace created by | |
|---|---|---|---|---|---|
| | | Retained in existing use | Lost by change of use or demolition | New building | Change of use |
| A1 | SHOPS | | | | |
| A2 | FINANCIAL AND PROFESSIONAL SERVICES | | | | |
| A3 | FOOD AND DRINK | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| B2 | GENERAL INDUSTRIAL | | | | |
| B3-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify | | | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | | | |

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | | |
| Proposed | | |

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

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

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.

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.

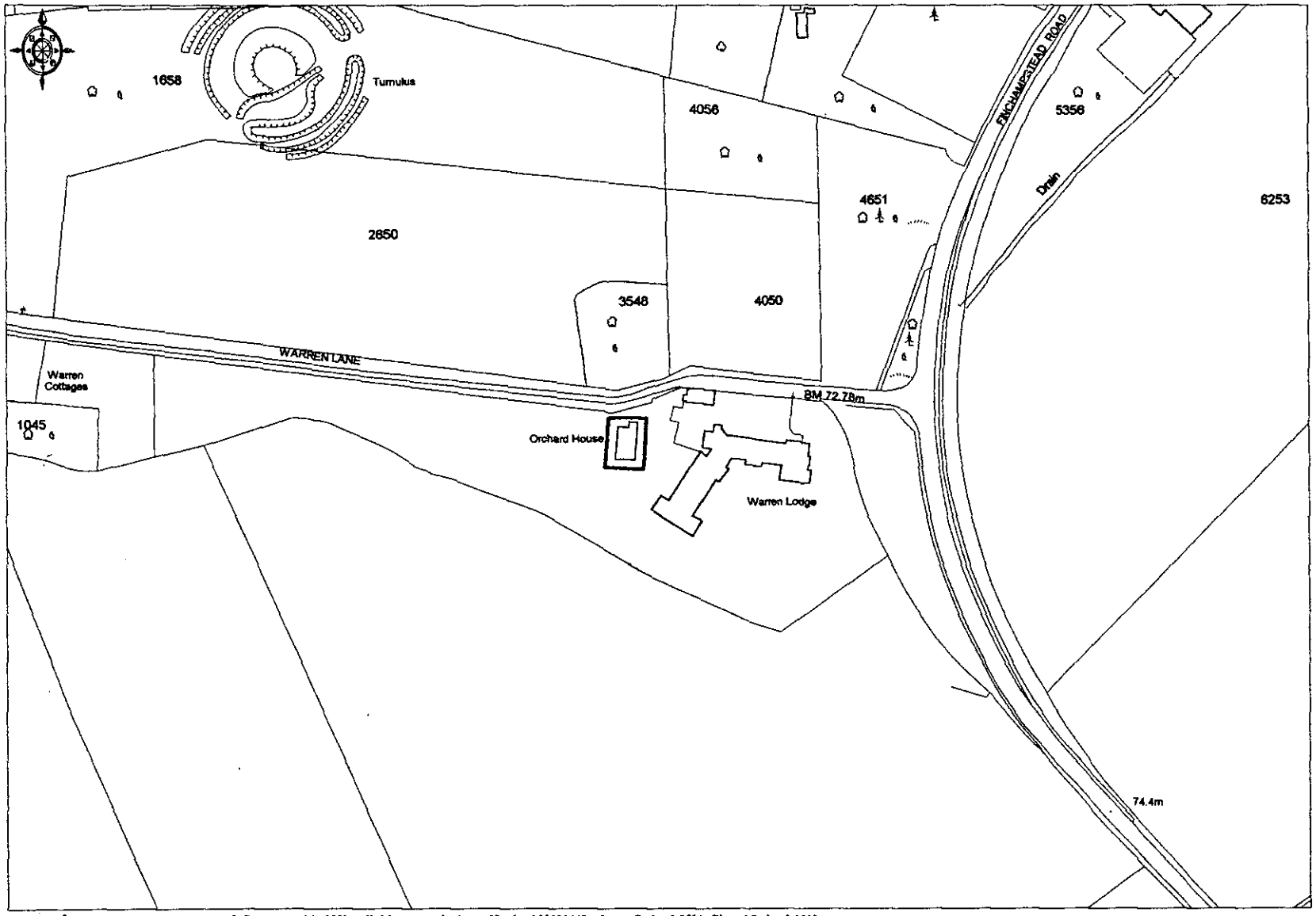
## WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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.'

# SITE LOCATION PLAN

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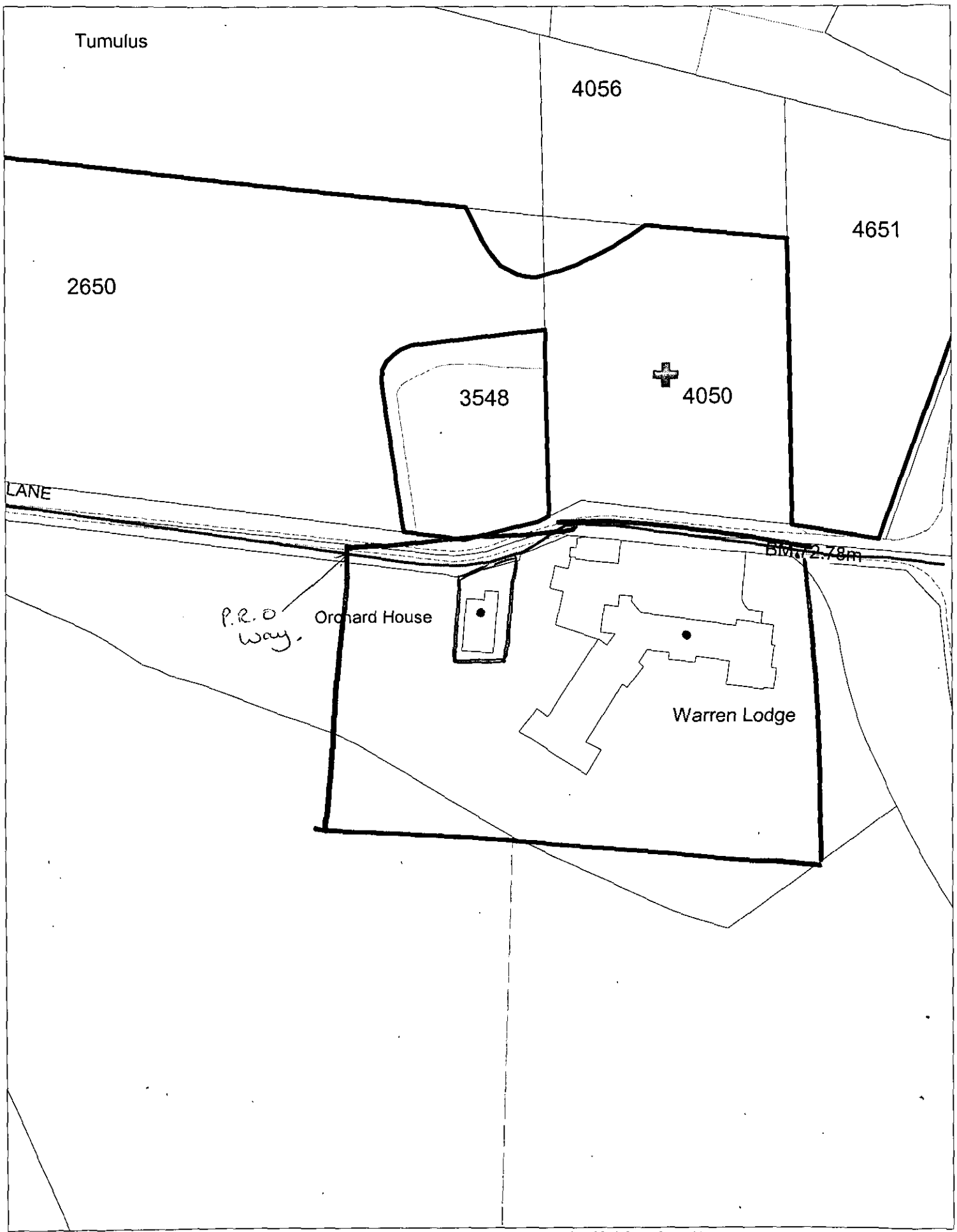
**PLAN REF: 07A000139/ORCHARD A**

APPROVED 02.MAY2001 * 3930

GVA Grimley

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Development Control Section, Environmental Services, Wokingham District Council.

3 May 2001

Scale: 1 : 1250

N W E S