APPLICATION NO:
F/2001/3937

LOCATION:
Land Adjoining 4 Wyvols Cottages The Street, Swallowfield Reading.

APPLICANT:
Mr I Rivers C/O W M Graham Associates

PROPOSAL:
Proposed erection of one dwelling (Renewal of consent 96/63695/F)

EARLIEST DATE FOR DECISION: **07/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
27/06/2001

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

DO 352

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr I Rivers
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2001/3937

Parish:	**SWALLOWFIELD**
Location:	**Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading.**
Proposal:	**Proposed erection of one dwelling (Renewal of consent 96/63695/F)**

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

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

Condition
2. Prior to the commencement of the development details of the proposed materials shall be submitted to and approved by the Local Planning Authority.

Condition
3. Prior to the commencement of the development samples of the proposed materials shall be submitted to and approved by the Local Planning Authority.

Condition
4. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no development shall take place under the terms of Class A,B,C,E and Class A part 2 of schedule 2 of that order.

Condition
7. No building shall be occupied until vehicle parking and turning space has been provided in accordance with the approved plans. These spaces shall thereafter be kept available for parking and turning at all times.

Condition
8. No construction work of any sort within the area covered by the application shall take place between the hours of 7.00pm and 7.00am on Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays.

Condition
9. No development shall take place until all the land required to provide a visibility splay shown on the application drawing has been secured by the applicant by legal covenants. The land shown on the drawing shall thereafter be kept free from all obstructions to visibility above a sightline height of 0.6m from the surface of the carriageway.

Reason
1. This reason is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. Because inadequate details have been submitted with the application.

Reason
3. In order to ensure the satisfactory appearance of the proposal.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In order to protect the character and amenities of the locality.

Reason
7. In the interests of road safety.

Reason
8. In the interests of amenity and to prevent undue disturbance to existing residential properties.

Reason
9. In the interests of road safety.

Informative
1. The applicant is advised to contact the Council's Engineer regarding any issues relating to the drainage of the site.

John Mitchell

John Mitchell
Development Control Manager
Date: 05/07/2001

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.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 14 May 2001

Application Number: F/2001/3937

Proposal: Proposed erection of one dwelling (Renewal of consent 96/63695/F)

Parish: SWALLOWFIELD PARISH

Site Address:
Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading.

Applicant:
Mr I Rivers C/O W M Graham Associates.

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).

Conditions as per application no. 63695.

Signed: _____ **Print name:** Adam Coggins 21/05/01

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 21 May 2001

Location:	Land adjoining 4 Wyvols Cottages, The Street, Swallowfield
Proposal:	Proposed erection of one dwelling. (Renewal of consent 96/63695/F)
Application Number:	F/2001/3937

In response to your consultation dated 14 May 2001 for the above application, the landscape comments are as follows:

At present the site forms an access through into the field behind the adjacent properties. There is no notable vegetation within the site or along the front boundary.

In principle I have no objections to a dwelling being built within the site as it is included within the settlement boundary and there are existing dwellings on either side of the site. To integrate the proposed dwelling into the wider landscape a landscape scheme will need to be submitted by the applicant indicating additional hedgerow planting along the northern and southern boundaries of the site.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From:	John Mullaney Environmental Health	My Ref:	JRM/JS/20010949
To:	Elaine Connor Development Control	Your Ref:	F/2001/3937
		Date.	May 17, 2001

PROPOSED: ERECTION OF ONE DWELLING (RENEWAL OF CONSENT 96/63695/F)

LOCATION: LAND AJOINING 4 WYVOLS COTTAGES THE STREET SWALLOWFIELD

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

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER

PLANNING SERVICES	HPT 43/83
POL	TLS
DC EC	ENF
APP	
CS	
21 MAY 2001	
COPIES TO:	ACK:
	FILE:

Tel: (0118) 974 6451

Date: 21 June 2001

My ref: F/2001/3937

CONFIDENTIAL

Councillor D Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

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

Dear Councillor

Application Number: F/2001/3937
Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading.
Proposed erection of one dwelling (Renewal of consent 96/63695/F)

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 **Elaine Connor** on **(0118) 974 6451.** 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 2 July 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2001/3937**
Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading.
Proposed erection of one dwelling (Renewal of consent 96/63695/F)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor D Beatty

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

WORK SHEET FOR : Elaine Connor

Application Number : F/2001/3937

Applicant : Mr I Rivers C/O W M Graham Associates.

Location : Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading.

Proposal : Proposed erection of one dwelling (Renewal of consent 96/63695/F)

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/05/2001

Earliest Date for Decision : 07/06/2001

Latest Consultation Date/Site Notice Expiry Date : 07/06/2001

This application will have expired on: 27/06/2001. 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 :

LANDSCAPE : no objection
ENV . HEALTH : no obj .
HIGHWAYS : as per prev . comments
P . COUNCIL : object

Planning Issues : 1 . SETTLEMENT .
Impact upon neigh . dwellings
Impact upon St . scene .

Application Number: F/2001/3937

Appraisal :

Planning permission was granted in June 1996 for the erection of a 2st. detached dwelling on land adjoining Wynns Cottages, The Street, Swallowfield.

The proposed development will be located within the identified settlement of Swallowfield. The issues of impact upon the neighbouring dwellings & street scene were considered & appraised as part of the last application and it was considered that the development would not have an adverse impact upon either.
It was not considered that any of the issues have changed materially since the last application.

The LPA therefore proposes conditional approval of the application

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

Application Number F/2001/3937
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			CONDITIONS AS PER
			96/63695/F.
			- See attached decision notice

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

R E Waterer & Co
C/o Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application No 96/63695/F

Parish SWALLOWFIELD PARISH

Proposal PROPOSED ERECTION OF DETACHED COTTAGE

Location Land adjoining 4 Wyvols Cottages The Street Swallowfield

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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.

CONDITIONS :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
02
Prior to the commencement of the development details of the proposed materials shall be submitted to and approved by the Local Planning Authority.
03
Prior to the commencement of the development samples of the proposed materials shall be submitted to and approved by the Local Planning Authority.
04
No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
05
All planting,seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the similar size and species.
06
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no development shall take place under the terms of Class A,B,C,E and Class A part 2 of schedule 2 of that order.
07

No building shall be occupied until vehicle parking and turning space has been provided in accordance with the approved plans. These spaces shall thereafter be kept available for parking and turning at all times.

08

No construction work of any sort within the area covered by the application shall take place between the hours of 7.00 pm and 7.00 am on Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays.

09

No development shall take place until all the land required to provide a visibility splay shown on the application drawing has been secured by the applicant by legal covenants. The land shown on the drawing shall thereafter be kept free from all obstructions to visibility above a sightline height of 0.6m from the surface of the carriageway.

REASONS :

01

This reason is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990.

02

Because inadequate details have been submitted with the application.

03

In order to ensure the satisfactory appearance of the proposal.

04

In the interests of visual amenity.

05

In the interests of visual amenity.

06

In order protect the character and amenities of the locality.

07

In the interests of road safety.

08

In the interests of amenity and to prevent undue disturbance to existing residential properties.

09

In the interests of road safety.

01

Informative

02

The applicant is advised to contact the Council's Engineer regarding any issues relating to the drainage of the site.

Date 11 June 1996

Head of Development Control

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

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining 4 Wyvols Cottages The Street Swallowfield Reading.

APPLICATION NUMBER: F/2001/3937

OFFICER: Elaine Connor

DATE OF SITE VISIT: 6/5/01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
village
established residential area
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
narrow site located between no. 4 Wyvols C. & 'Alldearne' - access existing onto 'The Street'

4. RELATIONSHIP TO ADJOINING PROPERTIES
no.4 - no windows in side elevation
'Alldearne - garage closest to side

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Another application

2001/3725

EC

4/4/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 MAY 2001	Map No. 103 Site 0-03
Officer: EC	Application No. F/2001/3937
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF ONE DWELLING
(RENEWAL OF CONSENT 96/63695/F)

Location: LAND ADJOINING 4 WYVOLS COTTAGES, THE STREET

Parish: SWALLOWFIELD Ward: Swallowfield 14.5.01 B

Applicant: MR I RIVERS
cash paid on 1/5/01

Fee Received 95-00 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	Cert B required as for 96/63695/F & notice served on all parties within the proposed sight lines.		
5	Elevation plans	? ~~[illegible]~~ ?		
6	Floor plans	Phoned agent land		
7	Metric scale disclaimer	now all belongs to applicant		
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 : 14-5-01 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:

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

NEIGHBOURS:

S/N + See map
+ 1, 2 & 3 Wyvols Cottages, The Street
Little Gables, The Street } Swallowfield
1 Villa Place, The Street

02.MAY2001 * 3937

CHARTERED WMG ARCHITECTS

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2324/wmg/cm

24 April 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Sir

LAND ADJOINING WYVOLS COTTAGES THE STREET SWALLOWFIELD

With reference to the above and Town Planning application No.96/63965/F submitted 15.04.199 and granted 11.06.1996 on behalf of our client we wish to seek to renew the approval for a further five years. To that end we enclose the following: -

a) Planning application form x 4
b) Section 66 Certificate x 1
c) OS extracts 1 @ 1:2500 & 2 @1:500 x 4
d) Fee note for £95 (cheque included) ← CASH paid 11/5/01 Church

We trust that you find all in order but should you require any further information please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

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:

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.

02 MAY 2001 39.37

(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

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

on (d) .....

(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 ..... W M Graham As

On behalf of Mr I Rivers

Date 23 April 2001

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

1933

ADDRESS Nos. 10 & Wyvols Cottages The Street PARISH Swallowfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44721	R. WATERER & CO.	DET DWELLING / LAND AT REAR FROM AGR.	11.1.96	REF
~~96/63695/F~~				
96/63695/F	"	DETACHED COTTAGE	11.6.96	C/A
FP96/5573	"	"	17.7.96	C/A

MINISTRY DECISION

SPECIAL ORDERS

Received £95.00 1/5/01 - Receipt No. 71142.

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* 3937

1.	APPLICANT'S NAME	MR I RIVERS
	ADDRESS	C/O THE AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	W M GRAHAM ASSOCIATES
	ADDRESS	1 RECTORY ROAD WOKINGHAM
	POST CODE	RG40 1DJ PHONE 0118 977 0464
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	PLOT ADJOINING WYVOLES COTTAGES THE STREET SWALLOWFIELD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		RENEWAL OF APPLICATION NO. 96/63695/F SUBMITTED 15.04.1996 GRANTED 11.06.1996
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	As submitted with original application Please see enclosed letter

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	☑	Renewal of App. 96/63695/F
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

~~10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF~~ RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

EXISTING GARDEN

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.

AS DETAILED

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

AS DETAILED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS DETAILED

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

AS DETAILED

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

NO

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 4 *	0 / 0 *	0 / 0 *
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.

£95.00

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

SIGNED W M Graham Associates ON BEHALF OF Mr I Rivers DATE 23.04.2001

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.

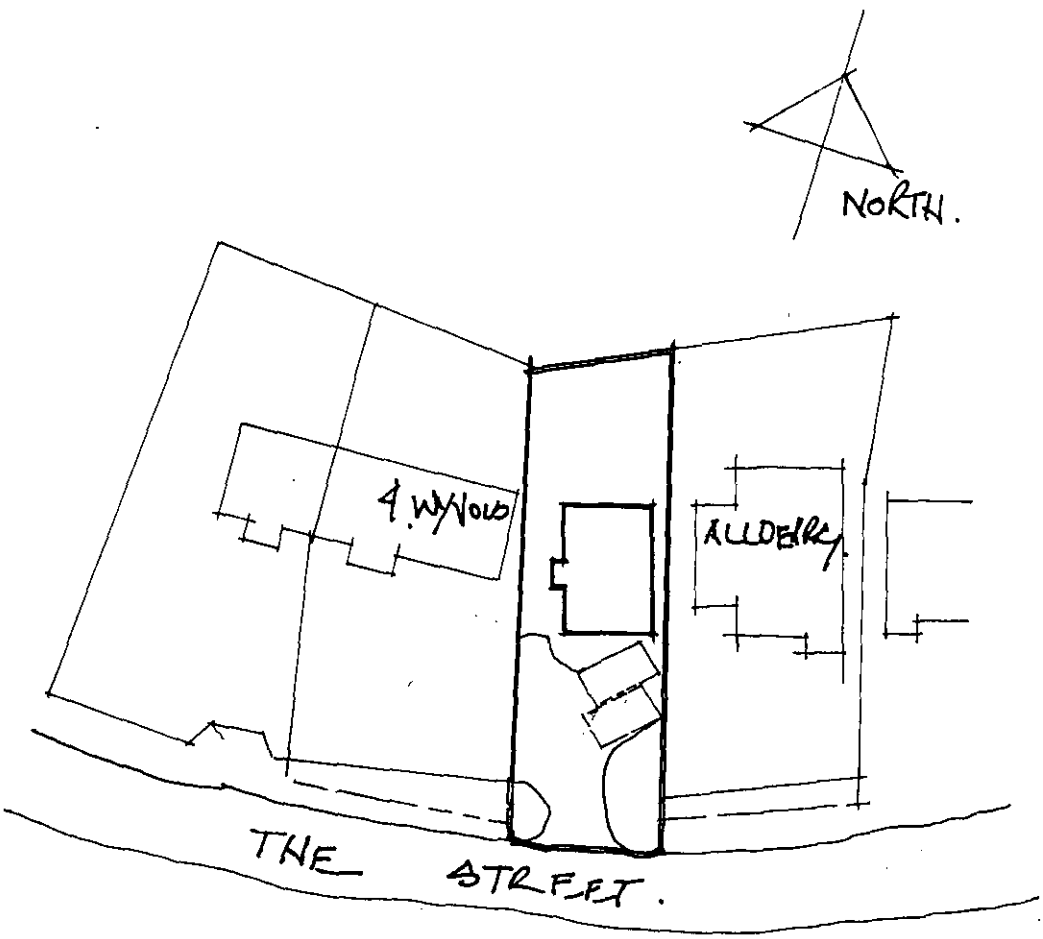
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

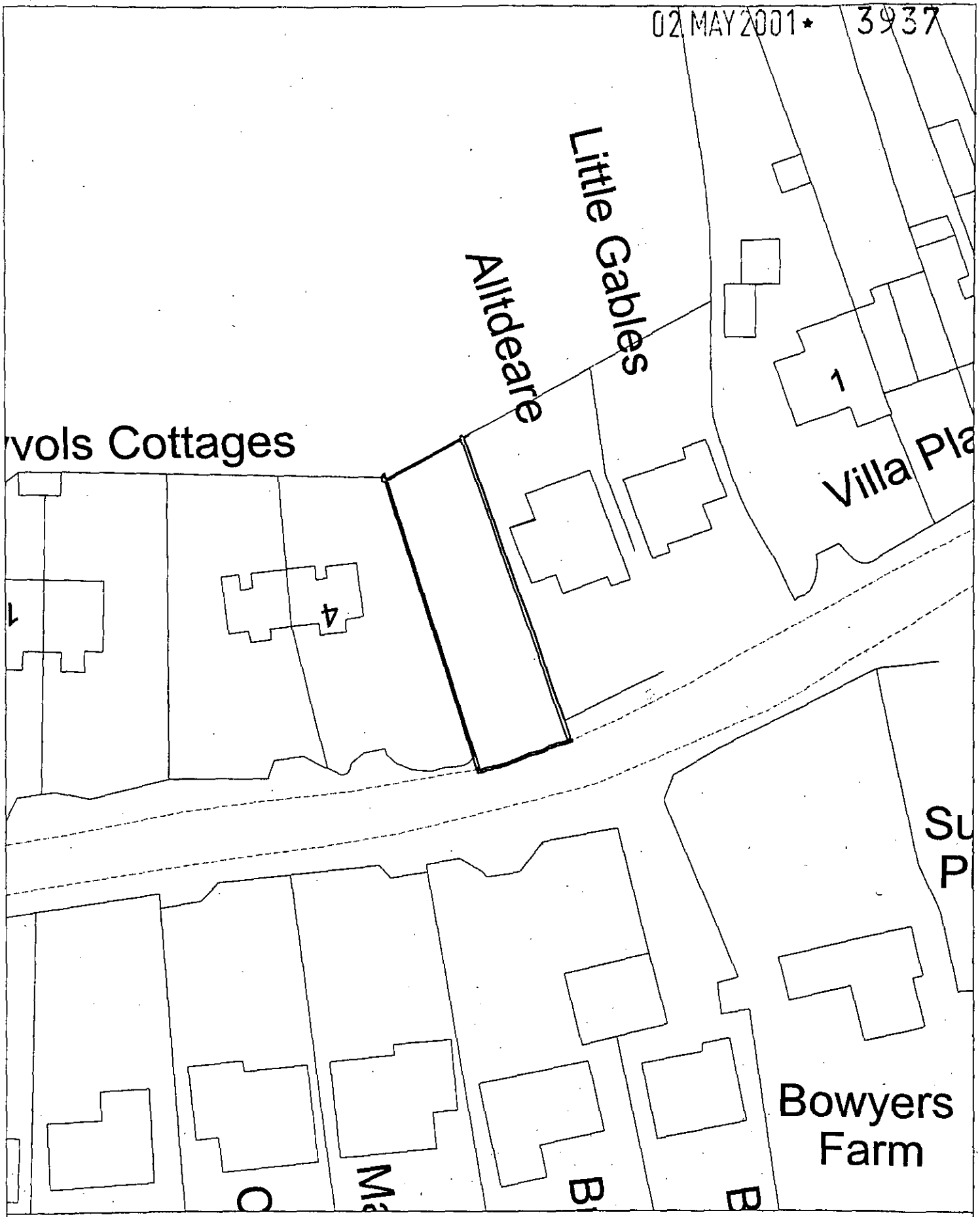
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the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

02 MAY 2001 * 3937



SITE PLAN APPLICATION 96/63696/F.

SCALE 1:500 AS PROPOSED.



EXISTING Site Plan, Scale: 1 to 500

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Site Plan, Scale: 1 to 2500

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Date: 9 March 2001

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